



PLEASE SILENCE ALL ELECTRONIC COMMUNICATION DEVICES. THANK YOU.

NOTICE OF POSSIBLE QUORUM OF THE CITY OF BUCKEYE PLANNING AND ZONING COMMISSION OR OTHER COUNCIL APPOINTED BOARD: PLEASE NOTE THAT THERE MAY BE A QUORUM PRESENT BUT THERE WILL BE NO VOTING TAKING PLACE BY THE CITY PLANNING AND ZONING COMMISSION OR OTHER COUNCIL APPOINTED BOARD AT THIS MEETING.

**CITY OF BUCKEYE
PLANNING AND ZONING COMMISSION
JUNE 8, 2021
AGENDA**

**City Council Chambers
530 E. Monroe Ave.
Buckeye, AZ 85326
6:00 PM**

This meeting will also be streamed live via YouTube with a slight delay.

Accessibility for all persons with disabilities will be provided upon request. Please telephone your accommodation request (623) 349-6911, 72 hours in advance if you need a sign language interpreter or alternate materials for a visual or hearing impairment.

Voting Members will either attend in person or by telephone conference call or video presentation. Items listed may be considered in any order

Planning and Zoning Commission meetings are open to the public.

The meetings are for the purpose of the Planning and Zoning Commission to conduct business and proper decorum from the public attending these meetings is required. Public demonstrations or outbursts by spectators before this Commission, including cheering, booing, hand clapping, or the interruption of the hearing by voluntary remarks from the audience shall be strictly forbidden. Such behavior shall be a basis for expelling a person or persons from a meeting, by the order of the Chair.

Anyone wishing to address the Commission and comment on a specific agenda item shall fill out a speaker's card. Comments shall be limited to a maximum of 3 minutes. All comments must be addressed to the Chair. The Chair, City staff, or the applicant may respond to comments or questions from the public on a specific agenda item but all responses shall be directed through the Chair.

Consent agenda *(Items listed on the consent agenda can be approved without presentation or public hearing)*

- 1. The Chair will call all the item numbers on the consent agenda.*
- 2. Staff will summarize the consent agenda.*
- 3. An item may be removed from the consent agenda at the request of any Commissioner, by staff, the applicant, or the public and considered on the regular agenda.*
- 4. The Chair may then call for a vote of the entire consent agenda.*

Continuance agenda *(Items on the continuance agenda will be continued without presentation but at*

the chair's discretion the public can be heard on these items)

- 1. The Chair will call the item number.*
- 2. Staff will summarize the reason for continuance and the continuance date.*
- 3. The Chair may then call for a vote for each item.*

Regular agenda *(Items on the regular agenda will receive a full presentation with discussion and possible public comment)*

- 1. The Chair will call the item number.*
- 2. Staff will summarize the case and Commission may ask questions.*
- 3. The applicant or representative will present their case and the Commission may ask questions.*
- 4. Those in favor of the application may be heard.*
- 5. Those opposed to the application may be heard.*
- 6. The applicant may be heard in rebuttal.*
- 7. After discussion with the Commission, the Chair may then call for a vote on the item. The Commission may vote to approve, deny, or continue.*

COMMISSIONERS

At-Large	District 1	District 2	District 3	District 4	District 5	District 6
Thomas Marcinko	Alan Ladd	Preston Hundley	Deanna Kupcik, <i>Vice Chair</i>	Anthony DiMascio	Ed Sumner	Charles Trulinger, <i>Chair</i>
Ted Burton (Alternate)	Rebecca Puppe (Alternate)	Jennie Ragsdale (Alternate)	Christopher Thurlby (Alternate)	Douglas McDonald (Alternate)	Larry Draves (Alternate)	Nick Hudec (Alternate)
Council Liaison: Craig Heustis						

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE/ROLL CALL

2. MINUTES

- 2.A [Motion to approve minutes from the May 25, 2021 Planning and Zoning Commission regular meeting.](#)

3. CONTINUANCE AGENDA

- 3.A [Subject: PLZSP-20-00034 Verrado Logistics Center-Site Plan](#)

[Applicant: Hilgart Wilson, LLC on behalf of BET Investments, Inc.](#)

[Request: Hilgart Wilson, LLC on behalf of BET Investments, Inc., is requesting a site plan approval for a 642,000 square foot speculative industrial shell building on approximately 42.5 acres zoned Planned Community \(PC\).](#)

Location/District: Northwest corner of Van Buren Street and 215th Avenue, District 6

Recommendation: Approve with Conditions

Presented by: Sean Banda, Senior Planner

Action Required: *Motion to Recommend Approval with Conditions*

4. REGULAR AGENDA

4.A Subject: PLZZ-20-00011 Homes at Susan's Ranch Rezone PAD Overlay

Applicant: Craig Prouty, Rapid Wags Properties LCC

Request: Rezone request from Mixed Residential District (MR), to Single-Family 3 (SF-3), with a Planned Area Development (PAD) overlay, three (3) parcels, approximately 22.8 acres, known as Homes at Susan's Ranch.

Location/District: Northeast Corner of Miller Road and Lower Buckeye Road, District 3

Recommendation: Approval with conditions

Presented by: Andrea Marquez, Planner II

Action Required: *Planning and Zoning Commission to hold a Public Hearing, Discussion and Motion to recommend approval to the City Council to rezone from Mixed Residential District (MR), to Single-Family 3 (SF-3), with a Planned Area Development (PAD) overlay, three (3) parcels, approximately 22.8 acres, known as Homes at Susan's Ranch.*

5. COMMENTS FROM THE PUBLIC

Any members of the audience may comment on non-agenda items. However, State Open Meeting Law does not permit the Commission to discuss items not specifically on the agenda. The Commission may direct inquiries to City staff.

Action Required: *None*

6. PLANNING AND ZONING COMMISSION SUMMARY OF CURRENT EVENTS

Any regular or alternate Commissioner or Council Liaison may present a brief summary on current events

Action Required: *None; there will be no discussion, deliberation, proposals, or legal action.*

7. DEPUTY DIRECTOR OF PLANNING REPORT AND SUMMARY OF CURRENT EVENTS

8. ADJOURNMENT

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 06/08/21	AGENDA ITEM: 2.A. MINUTES
DATE PREPARED: 06/03/21	DISTRICT NO.:
STAFF LIAISON:	
DEPARTMENT: Development Services	AGENDA ITEM TYPE: Minutes

ACTION/MOTION: (This language identifies the formal motion to be made by the Voting Members)
Motion to approve minutes from the May 25, 2021 Planning and Zoning Commission regular meeting.

SUMMARY

Items related to a project or facility location must include an attached vicinity map for Council Review.

ATTACHMENTS:

[05.25.2021.PZC.MinutesDRAFT.pdf](#)



CITY OF BUCKEYE
PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
MAY 25, 2021

City of Buckeye
530 East Monroe Avenue
Buckeye, AZ 85326

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE/ROLL CALL

Vice Chairperson Kupcik called the meeting to order at 6:00 p.m.

Members present: Commissioner Thomas Marcinko, Commissioner Alan Ladd, Vice Chairperson Deanna Kupcik, Commissioner Anthony DiMascio, Commissioner Ed Sumner, Alternate Ted Burton, Alternate Jennie Ragsdale seated for District 2, Alternate Christopher Thurlby, Alternate Douglas McDonald and Alternate Nick Hudec seated for District 6.

Members absent: Commissioner Preston Hundley, Chairperson Charles Trullinger, Alternate Rebecca Puppe, Alternate Larry Draves.

Staff present: Management Assistant Keri Hernandez, Principal Planner Adam Copeland, Senior Planner Sean Banda, City Attorney Shiela Schmidt, Council Liaison Craig Heustis

2. APPROVAL OF MINUTES FROM THE MAY 11, 2021 PLANNING AND ZONING COMMISSION REGULAR MEETING.

A motion was made by Alternate Ragsdale and seconded by Alternate Hudec to approve minutes as presented. Approval 7-0. Motion carried.

3. CONTINUANCE AGENDA

3A. HOMES AT SUSAN'S RANCH REZONE PAD OVERLAY (PLZZ-20-00011)

A motion was made by Alternate Ragsdale and seconded by Commissioner Sumner to approve continuation to the June 8, 2021 Planning and Zoning Commission regular meeting. Approval 7-0. Motion to continue carried.

4. REGULAR AGENDA

4A. VERRADO LOGISTICS CENTER-SITE PLAN (PLZSP-20-00034)

Senior Planner Sean Banda requested item to be continued to the June 8, 2021 Planning and Zoning Commission regular meeting.

A motion was made by Commissioner Marcinko and seconded by Commissioner Sumner to approve continuation to the June 8, 2021 Planning and Zoning Commission regular agenda. Approval 7-0. Motion to continue carried.

5. COMMENTS FROM THE PUBLIC

Tim Ward of Buckeye asked for staff to provide information on the EPA Study for the car wash waste water.

6. DEPUTY DIRECTOR OF PLANNING REPORT AND SUMMARY OF CURRENT EVENTS

Principal Planner Adam Copeland informed the Commission of new Planning staff.

7. COMMENTS FROM THE PLANNING AND ZONING COMMISSION SUMMARY OF CURRENT EVENTS

None

8. ADJOURNMENT

A motion was made by Commissioner Sumner and seconded by Alternate Hudec to adjourn at 6:10 p.m.
Motion carried.

Deanna Kupcik, Vice Chairperson

ATTEST:

Keri Hernandez, Management Assistant

I hereby certify that the foregoing is a true and correct copy of the Planning and Zoning Commission Regular Meeting held on the 25TH day of May, 2021. I further certify that a quorum was present.

Keri Hernandez, Management Assistant

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 06/08/21	AGENDA ITEM: 3.A. PLZSP-20-00034 Verrado Logistics Center-Site Plan
DATE PREPARED: 06/03/21	DISTRICT NO.:
STAFF LIAISON:	
DEPARTMENT: Development Services	AGENDA ITEM TYPE: Continued / Tabled Items

ACTION/MOTION: (This language identifies the formal motion to be made by the Voting Members)

Subject: PLZSP-20-00034 Verrado Logistics Center-Site Plan

Applicant: Hilgart Wilson, LLC on behalf of BET Investments, Inc.

Request: Hilgart Wilson, LLC on behalf of BET Investments, Inc., is requesting a site plan approval for a 642,000 square foot speculative industrial shell building on approximately 42.5 acres zoned Planned Community (PC).

Location/District: Northwest corner of Van Buren Street and 215th Avenue, District 6

Recommendation: Approve with Conditions

Presented by: Sean Banda, Senior Planner

Action Required: *Motion to Recommend Approval with Conditions*

SUMMARY

Items related to a project or facility location must include an attached vicinity map for Council Review.

ATTACHMENTS:

[2021.06.08 PLZSP-20-00034 Verrado Logistics Center Site Plan PZ Staff Report.docx](#)

[PLZSP-20-00034 Vicinity Map.docx](#)

[PLZSP-20-00034 Narrative.pdf](#)

[PLZP-20-0034 CLE_Color Elevations_R5.pdf](#)

[PLZSP-20-00034 - Preliminary Site Plan.pdf](#)

[PLZSP-20-00034 - Preliminary Landscape Plan.pdf](#)



SITE PLAN

Report to the Planning and Zoning Commission

CASE NUMBER: PLZSP-20-00034
TITLE: Verrado Logistics Center
MEETING DATE: May 25, 2021

Applicant: Hilgart Wilson, LLC
Owner: BET Investments, Inc.
Request: A site plan for an approximately 642,000 square foot speculative industrial shell building on property zoned General Commerce (GC)
District: District 6
Location: NWC Van Buren Street and 215th Avenue
Site size: 42.5 acres
Building Area: 641,906 square feet
Public input: None
Recommendation: Approve with conditions

PROJECT DESCRIPTION

1. BET Investments is requesting a site plan approval for an approximately 642,000 square foot speculative industrial shell building to be developed on approximately 42.5 acres located on the northwest corner Van Buren Street and 215th Avenue.
2. Loading docks (cross-docks) are proposed on the north and south sides of the site which will be screened from public view on Van Buren with fencing, walls, and landscaping. The intent of having dock access on both sides is to allow the maximum amount of flexibility for potential industrial uses from warehousing to light manufacturing.

AREA CONTEXT

Table 1: Existing Land Use, General Plan Designation, and Zoning District

	LAND USE	GENERAL PLAN	ZONING
Subject Property	Vacant	Master Planned Community Mt. View Business Center	Planned Community (PC)
North	Vacant;	Master Planned Community Mt. View Business Center	Planned Community (PC)
South	Vacant	Buckeye Gateway Activity Center	General Commerce (GC)
East	Future flex industrial, West-MEC, APS OC	Buckeye Gateway Activity Center	Commercial Center (CC)
West	Vacant, Sundance	Neighborhood, Master Planned Community	Special Use (SU), Planned Community (PC)

PUBLIC PARTICIPATION

4. The applicant has advertised in accordance with Section 8 of the Development Code via mailed notice to those property owners within 300 feet of the subject site. The notice of application was mailed on September 1, 2020.

Table 2: Public Notice

Notification Element	Date
Mailing to Property Owners w/in 300'	September 1, 2020

BACKGROUND

5. 2001: Annexed and zoned Planned Community (PC) District: Ord. 27-01; *Approved September 2001*
6. 2009: Mountain View Business Center Community Master Plan: Ord. 02-09; *Approved January 2009*
7. 2019: Mountain View Business Center Community Master Plan was amended: Ord. 26-19; *Approved December 2019*

ANALYSIS

8. Article 8 of the Development Code requires that the Planning and Zoning Commission review any site plan application in which the building exceeds 75,000 square feet in area. The Commission is the final decision making body for site plans.

Use / Structures

9. The proposed sec industrial use is permissible in the Mountain View Business Center Community Master Plan (CMP) in the Warehouse Distribution District (WD). According to the CMP it is “intended to provide regional low to medium intensity industrial development. Accommodate storage, production and distribution uses.”
10. The site plan shows that the building setbacks/height, parking lots, access drives, and landscaping perimeter buffers all comply with the development code and CMP requirements.

Circulation

11. Primary visitor/employee access to the project site is obtained from 215th Avenue on the east side of the project, however, potentially offices may be located on the west side of the site and will be accessed from Van Buren Street. Primary truck ingress will be from Van Buren Street to access the bays on the south side and ingress to the bays on the north side will be from 215th Avenue. The main employee and office parking area is separated from the truck traffic.
12. Along with the development of the site, the applicant will be required to fully construct the right in turn lanes to the site.

Parking

13. Recent industrial use site plans have shown that the City’s minimum parking requirement for warehouse and manufacturing uses (1 per 1,250 s.f.) is far in excess of what would be

required if the use was developed in other metro area cities. Even the recently approved Project Scorpion (Approved June 2020) moved forward with an alternative compliance of about 50% of the required parking. The applicant is providing 464 spaces of the 514 spaces required. The alternative compliance section 5.1.4 of the Development Code allows for Alternative Equivalent Compliance for Off-Street Parking. In light of this, the request for 90% of the required parking area is recommended for this site plan with a condition to create extra parking if necessary since no end-users have been identified.

Site Design Details, Landscaping, Theming

14. The building will be clad in tilt-up concrete panels with reveals, windows, form-liner (creating texture), and coloring used to help create variation in the building façade. The main office area is located in the east side of the building and will be enhanced with additional glass, a metal façade, canopies and off-set wall planes to enhance and highlight the entrance.
15. The loading and dock areas are limited to horizontal articulation only since changing the wall plane for the loading docks is not preferred. The loading area on the south will also have an 8' perimeter wall and a larger landscape buffer to assist in screening the use from Van Buren Street. All fence/wall screening will be designed to be coordinated with the building architecture and colors. Ground level and roof top units and ground level utilities are screened from view by parapets and walls/fencing/landscaping respectively.
16. Lighting will be designed to be sensitive of the nearby residential properties and fully comply with Dark Sky requirements. This means that taller fixtures will be kept further from residential property and all lights will down-facing, flat-lensed and full cut-off. Photometric plans will be submitted with construction plans.

Infrastructure

17. Water and Sewer will be provided by the City and constructed by the developer as per the approved water and sewer plans. A 16" water line exists in Van Buren Street and a 12" water line exists in 215th Ave to service the property. Also a 15" sewer line exists in Van Buren Road and 215th Avenue that connects to the 15" sewer in Verrado Way.

Fire

18. There are two fire stations that provide fire service to the property, Fire Station #702 located at Rainbow Road and Durango Street, approximately three (3) miles southwest of

the property, and Fire Station #703 is located at Thomas Road and Verrado Way, approximately two (2) miles northeast of the property.

Department Review

19. The following City of Buckeye departments have reviewed and have found no outstanding issues with the application:
- a. Engineering
 - b. Fire
 - c. Public Works
 - d. Community Services
 - e. Police
 - f. Water Resources
 - g. Development Services

RECOMMENDATION

20. Staff recommends the Planning and Zoning Commission motion for approval with conditions a - nn of PLZSP-20-00034 for the following reasons:
- Conformance with General Plan
 - Conformance with Development Code
 - No outstanding issues for reviewing departments (Engineering, Fire, Public Works, Community Services, Police, Water Resources, and Development Services).
- a. Development of the property shall be in general conformance with the Site Plan entitled "Verrado Logistics Center " consisting of six (6) pages, dated received March 15, 2021, except as modified by the following conditions.
 - b. Development of the property shall be in general conformance to the project narrative report entitled "Verrado Logistics Center Project Narrative" consisting of three (3) pages, stamped received September 10, 2020, except as modified by the following conditions.
 - c. A certain number of the reserved parking spots in the employee/visitor parking area shall provide EV charging stations and car pool parking.
 - d. Applicant shall provide the Planning Division a report of all salvageable trees and cacti on the site and reserve them for use on the site prior to mass grading and grubbing.
 - e. Site Plan approval is valid for a period of two (2) years. The Development Services Director or Designee may grant a one-time extension of 12 months, if in the opinion of the Director, satisfactory progress has been made towards completion of the site plan development. Additional extensions may be approved through the discretion of the Planning and Zoning Commission.

- f. The property owner/s and their successor waive any and all claims for diminution in value of the property with regard to any action taken by City of Buckeye as result of this approval.
- g. This site is subject to a Street Light Improvement District (SLID) in accordance with City of Buckeye Ordinance 43-05. The SLID shall be established as per the director of Public Works and as determined in the SLID guidelines.
- h. All landscaped areas within the public rights of way, whether to be maintained by the City of Buckeye or if delegated to the adjacent property owner, homeowners' association or other property maintenance association, shall be designed and sealed by a landscape architect licensed by the Arizona Board of Technical Registration. (The above described MID requirement ensures protection of the city in case maintenance of the ROW landscaping is not kept up or is abandoned by the responsible owner.) The City Public Works Department shall review all irrigation plans for material selection only; therefore, the landscape architect shall coordinate with the Public Works Department early in the design to ensure the most efficient means of landscape irrigation that will reduce both long term maintenance costs and keep watering to the absolute minimum required for healthy growth of landscaping along the roadways of the City of Buckeye.
- i. Shrubbery in the right of way shall not obstruct any regulatory signage or sight distance triangle as defined in the Engineering Development Standards; therefore, shall be trimmed to less than 2'-0".
- j. Landscaping within the public-right-of-way will require:
 - 1. All landscaped areas, except those intentionally maintained with native plants, shall include an automatic irrigation system.
 - 2. All native plant landscaping plans shall include an establishment maintenance plan that ensures long term growth of all plantings.
 - 3. Establishment maintenance plan shall be sealed by a registered Landscape Architect.
 - 4. Water-efficient systems (e.g., drip, mini-spray, bubbler-type, or similar drip systems) shall be used whenever feasible. Low-flow sprinkler heads with matched precipitation rates shall be used when spray or rotor-type heads are specified for watering shrubs and ground cover areas.
 - 5. Multi-program weather sensing controllers with separated valves and circuits shall be used when the project contains more than one type of landscape treatment (e.g., lawn, ground cover, shrub, tree areas), or a variety of solar aspects.

6. Soil moisture-sensing devices and rain sensors shall be used on all projects within public rights of way and in landscape tracts. The use of satellite based controllers is encouraged.
 7. Root barriers shall be designed and incorporated for all trees that are in the public right of way to ensure vertical root growth and avoid adjacent curb, sidewalk or pavement upheaval due to tree roots.
 8. Linear Root barriers shall be used along public improvements that are only on one side of a tree.
 9. Surround Root barriers shall be used when a tree is within the sidewalk or within a median.
 10. Tree canopies extending into the right of way shall be trimmed to the following minimum standards: 18'-0" over any public roadway, 7'-0" over any public sidewalk.
- k. Prohibited Trees: The following trees are prohibited from any landscaping plans in accordance with Chapter 9 of City Code (Section 9-10):
1. Male Mulberry Tree (*Morus Alba*).
 2. Olive Tree (*Olea Europea*).
 3. Additionally, North Indian Rosewood Trees (*Dalbergia Sissoo*) shall not be planted within the rights of way (and are suggested not be planted within the property) due to their destructive and invasive root structure
- l. All trash shall be collected through a City of Buckeye licensed trash hauler, including construction debris. Trash enclosures shall be in accordance with City of Buckeye standards.
- m. Storm Drainage: The City of Buckeye is permitted as a Phase 2 MS4 and is now subject to more stringent standards for stormwater discharge. All stormwater plans must now meet the requirements of the City of Buckeye's MS4 permit as issued by ADEQ (Permit Number AZG2016-002).
- n. All buildings and structures will require fire sprinklers, fire alarm and offsite monitoring. An automatic sprinkler system shall be installed throughout all occupancies in accordance with NFPA 13 Installation of Sprinkler Systems and Fire Department Interpretation and Applications Manual.903.2.1.
- o. Fire Lane signage and markings to be shown on site plan. Per City Fire Code 2014.
1. Fire lane signs per City of Buckeye will adhere to standard detail specifications (City of Buckeye detail number 31452).
 2. Curb, street or driveway will be painted red to indicate fire lane and labeled "FIRE LANE NO PARKING" in white block letters 3 inches (76.2mm) in height

with a 3/4 in. (19.5 mm) stroke, on the vertical face of the curb to indicate a fire lane.

3. Lettering shall not be greater than 75'-0" (15.24m) apart and shall be posted at the beginning and end of the fire lane.
- p. Knox Box required for front door, Fire Riser Room and the elevator lobby. 503.6.6 Keyed access. The lock box, padlock or key switch, must be an approved model utilized by the Buckeye Fire Department. Lock Box ordering can be obtained at www.knoxbox.com any electric gates, will require a separate FD permit.
- q. All internal and external fire hydrant locations, must be reviewed and approved by the City of Buckeye Fire Marshal, prior to issuing a building permit. Crash bollards may be required.
- r. B105.2 Buildings other than one- and two-family dwellings. Fire flow will be based on International Fire Code 2012 appendix "B" with the allowance of 50% reduction for fire sprinklers. Please provide building construction type for all buildings. Provide details on the onsite fire flow and duration. A fire flow test will need to be provided by a 3rd party licensed contractor.
- s. 503.1.5 Required access. Fire apparatus access is required within 150 feet of all points on the exterior of the building. Please show all emergency access points to meet this requirement. Each phase will require a FD Site Plan review.
- t. 503.2.4 Turning radius. Show Auto-turn movement for FD site access.
- u. The required turning radius of a fire apparatus access road shall be determined by the fire code official. The site must meet a WB50 Auto-turn through the site and from 2 access points. A minimum of 24" clearance to all curbs and parking areas is required when showing the tire and overhang path. 503.1.7 Surface.
- v. 503.6.1 Fire department access limiting gates. All gates limiting access will be required to provide emergency access controls for Fire Department entry and meet the COB FD design requirements. . Gates shall be recessed, to allow truck traffic to be off local streets when entering the property. A minimum 20' unobstructed drive lane will be required for in/out lanes. A deferred submittal emergency gate access plan, will need to be reviewed and approved by the City of Buckeye Fire Marshal.
- w. Warehouse egress door maximum spacing is 100' per the IFC 2012 Section 1021.
- x. Phasing of public infrastructure shall be approved by the City Engineer.
- y. Prior to Final Plat recordation, final landscaping and irrigation plans, including all site lighting improvements, shall be reviewed and approved by the City of Buckeye.
- z. The Property Owner/Developer shall provide for channelization of off-site storm water that will be intercepted by this project in accordance with a Final Drainage Report as approved by the City Engineer, which shall be submitted along with the first

- submittal of the improvements plans. In the case where work related to interception of off-site storm water is required on adjacent parcels of land not controlled by the Property Owner/Developer, the Property Owner/Developer shall first obtain a drainage easement from the adjacent parcel owners. Said drainage easements shall be executed and submitted to the City prior to approval of the Grading Plans and shall be recorded prior to approval of the Final Plat for this project.
- aa. Prior to Final Plat approval, the Property Owner/Developer shall obtain approval from the applicable utility interests for easement location and width as required for utility purposes.
 - bb. At the time of improvement plan submittal, the Property Owner/Developer shall provide a comprehensive Drainage Master Plan or Report, which addresses all on-site and off-site drainage requirements and issues. The Drainage Master Plan shall also identify the method by which existing 100-year floodplains will be mitigated.
 - cc. The Applicant will submit an electronic CAD and GIS file with full construction documents of the development to the City Engineer, Public Works Department, and GIS Administrator upon Final Plat approval in order to maintain current street records and assist in emergency dispatch and response.
 - dd. All streets (local, collector, and arterial), sidewalks, parks, and other common areas, as determined by the City Engineer, shall be sufficiently illuminated to ensure the safety and security of persons and property. The City Engineer shall approve all lighting improvements.
 - ee. Pavement sections for all streets shall be determined in accordance with an approved geotechnical analysis by the City Engineer, but shall not be less than the City's adopted Engineering Design Standards.
 - ff. Prior to the issuance of a Building Permit, the Property Owner/Developer shall pay a pro rata share, based on acreage, of the cost of up to nine (9) future traffic signals to be installed within this section of land. The sectional contribution is to be based on the following allocation of costs: (i) 25 percent share of four (4) possible signals at arterial street intersections; (ii) 50 percent share of four (4) possible signals at half-mile collector street intersections or project entries; and (iii) 100 percent share of one (1) possible signal internal to this project. The cost shall be based on an anticipated signal cost as determined by the City Engineer.
 - gg. Any traffic signals that are required due to traffic generated by this project shall be installed by the Property Owner/Developer when warranted by a traffic impact analysis approved by the City Engineer.
 - hh. Street signs and sign posts shall be placed at all street intersections, with stop signs where applicable, by the Property Owner/Developer and shall be in place when street

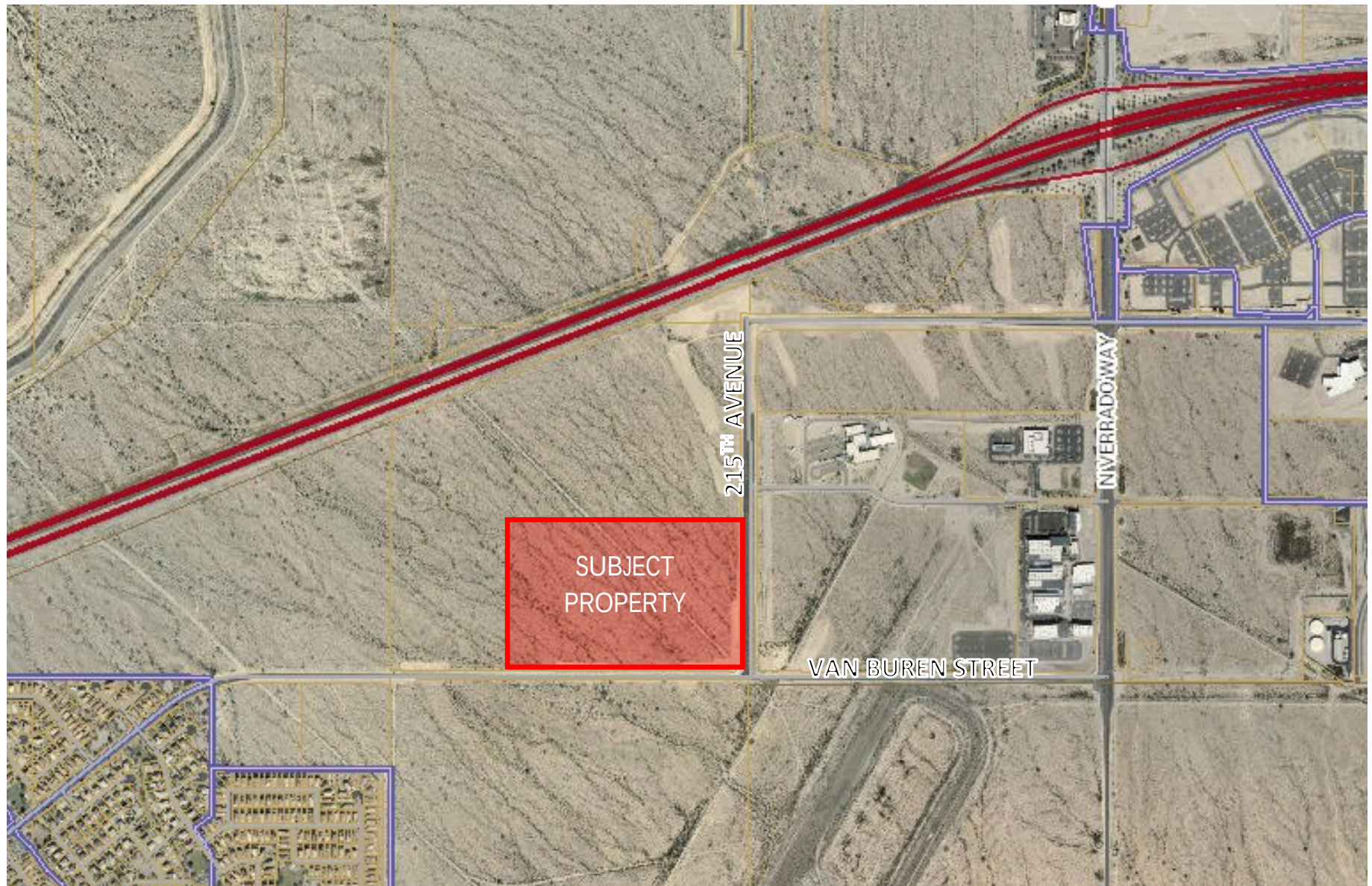
- paving is completed. Specification for design, construction, location, and installation shall be in accordance with City of Buckeye Engineering Design Standards.
- ii. At the time of Improvement Plan submittal, the Property Owner/Developer shall submit for review and approval a Sewer Master Plan or Report, which provides sizing calculations for all on-site and off-site sewers.
 - jj. The Property Owner/Developer is responsible for providing water at the project for construction purposes including obtaining the necessary water rights for the water supply to be used for construction purposes.
 - kk. If the Development is within the City of Buckeye's Water Service Area, the Property Owner/Developer shall notify the City's Water Resources Department of the location of any registered and unregistered wells on the property and the Property Owner/Developer and the City's Water Resources Department shall meet and confer to determine if the wells are beneficial or whether they shall be abandoned. Wells shall be abandoned by the Property Owner/Developer if the City's Water Resources Department determines that they present a health and safety hazard or are contributing to groundwater contamination and are not able to be rehabilitated, modified, or re-drilled to prevent the health and safety hazard or groundwater contamination.
 - ll. Dedication of right-of-way along 215th Avenue for a right turn pocket at the intersection of Van Buren Street shall be dedicated prior to issuance of construction permit.
 - mm. Driveway along Van Buren Street closest to 215th Avenue intersection shall be limited to right-in / right-out access.
 - nn. Once the tenant is known, including operations (shifts, etc.), a parking report is required. The building shall not receive Certificate of Occupancy until the parking report is reviewed and approved by Engineering.

ATTACHMENTS

- Vicinity Map
- Narrative
- Site Plan
- Conceptual Landscape Plans
- Building Elevations

Prepared By:
Sean Banda, Senior Planner

Reviewed By:
Terri Hogan, AICP, Deputy Director of Planning



VERRADO LOGISTICS CENTER

PROJECT NARRATIVE

Introduction

BET Investments, LLC plans to develop a property of approximately 42 net acres located at the northwest corner of 215th Avenue and Van Buren Street (the "Property"), in Buckeye, Arizona. This application requests site plan approval for an industrial distribution warehouse development called Verrado Logistics Center. The Applicant seeks to develop the Property in accordance with the PAC case no. PLZM-19-00025 stipulations and the City development standards.

This property is approximately a mile south of I-10 Freeway corridor, with the nearest intersection access at I-10 and Verrado Way. The property is bounded by undeveloped desert land.

Current Zoning and General Plan

The Property has never been developed or used for agricultural purposes. The current zoning is Planned Community (PC). This application proposes the development of light industrial and warehouse uses which are compatible with the City of Buckeye General Plan designation of I-1 Light Industrial.

Site Plan

To maximize market flexibility and attract potential users, the submittal indicates a conceptual site plan designed for a single building of approx. 642,000 s.f.

The proposed site plan has two points of access from 215th Avenue and two points of access along Van Buren Street. The circulation design provides separation of cars and transport trucks. Employee parking access driveways are provided along 215th Avenue as well as Van Buren Street.

Performance Standards

Uses or operations of products within the I-1 district designation shall be permitted unless such uses are or may become obnoxious or offensive by reason of the emission of odor, dust, smoke, noise, gas fumes, air or water pollution.

All uses permitted in this district shall be primarily conducted within a fully enclosed building. Outside storage of materials and equipment related to the primary activity is permitted provided that the outside storage area is screened by walls

Infrastructure/Utilities

Water and sewer are available within the City of Buckeye infrastructure system.

Existing Conditions

Adjacent to the site, Van Buren Street is a two-way, paved two-lane roadway with a east-west alignment, that serves nearby farmland and provides access to surrounding residential parcels.

North Verrado Way is a two-way, paved two-lane roadway with a north-south alignment that connects to the I-10 Freeway. Van Buren Street connects to Verrado Way, providing access to the site.

Proposed Street Improvements

As part of the proposed site development, half-street offsite improvements will occur along the west side of 215th Avenue and north side of Van Buren Street, immediately adjacent to the project site.

215th Avenue will be widened from a two-lane roadway to a three-lane roadway (one lane in each direction with a two-way center left turn lane) with curb, gutter, sidewalk, and associated roadway lighting. The east side half-street pavement width will be approximately 25 feet wide.

Two driveways are proposed along the west side of 215th Avenue. The north driveway will be exclusive to truck semi-trailer traffic and the south driveway will be exclusive to employee parking.

Van Buren Street will be widened from a two-lane roadway to a three-lane roadway (one east-bound lane with a two-way center left turn lane and two westbound through lanes) with curb, gutter, sidewalk, and associated roadway lighting. The northside half-street pavement width will be approximately 30 feet wide.

Two driveways are proposed along the north side of Van Buren Street with right-in decel lanes for truck semi-trailer access.

Site Circulation and Access

The Property is well situated from a regional access perspective; it is within three miles of the I-10 Freeway and is easily accessible from the surrounding arterial street network of North Verrado Way and Van Buren Street.

Car parking is isolated from truck drives to provide better safety for parked car pedestrians accessing the corner office entries. Parking stall size is 9' x 20' per City of Buckeye development standards.

Architectural Design

The design proposed requires a specific response to anticipated industrial tenant requirements combined with careful aesthetic consideration of dealing with such a large building mass. Since future tenants are unknown at this time, the design palette must remain flexible and more 'generic', designed to appeal to a broad range of potential tenants.

Scale is an important consideration to the overall design. The level of detail increases adjacent to potential building entries where pedestrian scale elements should then be introduced.

Color and pattern will be used to break down the overall mass and develop visual interest that creates an overall pleasing aesthetic on all sides of the building. The color palette includes a range from warm to cool neutrals that respect the surrounding desert hues with limited color accents to provide additional interest. The primary building material will be painted, concrete wall panels articulated with reveals. Glass will be incorporated at anticipated office areas. Metal canopies will provide further shade, shadow, and accent at corner entries.

Building parapets will be extended above the roof line to provide screening of future roof top equipment from view at adjacent public right of ways. The south truckcourt area will be screened from the public right-of-way with an 8' masonry wall with detail and color to complement the building architecture. Wrought-iron fencing is proposed along the north and west site boundary. A 3' high masonry wall will screen parking along 215th Avenue.

Landscape, Screening, Walls

Landscape buffer and screen wall requirements will be provided per the Zoning Ordinance. The design, materials and colors for all walls, fences and screening devices visible from public view will be uniform in appearance. Walls to screen the truck loading and maneuvering areas will also be provided where facing the public right-of-way.

Landscape Design

Landscaping is designed to complement the building architecture overall design theme for the site. All materials will comply with the City low water plant palette. The Van Buren and 215th Avenue street frontage landscaping will provide an attractive public edge to the property. Enhanced landscaping will further define potential building entries with canopy trees at required spacing to provide shading for the parking areas. A variety of tree species, combined with a colorful combination of shrubs and groundcovers, will provide an overall landscape composition of appropriate scale to enhance the overall development and its visual impact on its surroundings. A conceptual landscape plan is included with this submittal.

Grading and Drainage

The grading and drainage for the site will be designed to retain the 100yr-2hour storm event in accordance with the City of Buckeye drainage design guidelines. Storm drainage will be conveyed via internal drain or downspouts and overland flow across the parking lots and truck dock areas into either catch basins or curb openings which will outfall to a combination of surface and/or underground retention areas. The required storage volume will dissipate within 36 hours via a combination of natural percolation and drywells.

Signage

This development will provide for functional and attractive signage that compliments the architecture of the overall site. Once future tenants are identified, a Comprehensive Sign Package (CSP) will be provided, with consistent signage for tenants and users within the project. The future CSP will contain guidelines for color, materials, location of wall signage, allowable areas, illumination, and configuration of logo and copy presentations.

Summary

The Property has been zoned PC and the site is within a General Plan land use designation that encourages development. The proposed development substantially conforms with the development objectives of the General Plan for this location. The development will complement the surrounding area and provide improved benefits and new employment opportunities to the City of Buckeye and its residents.

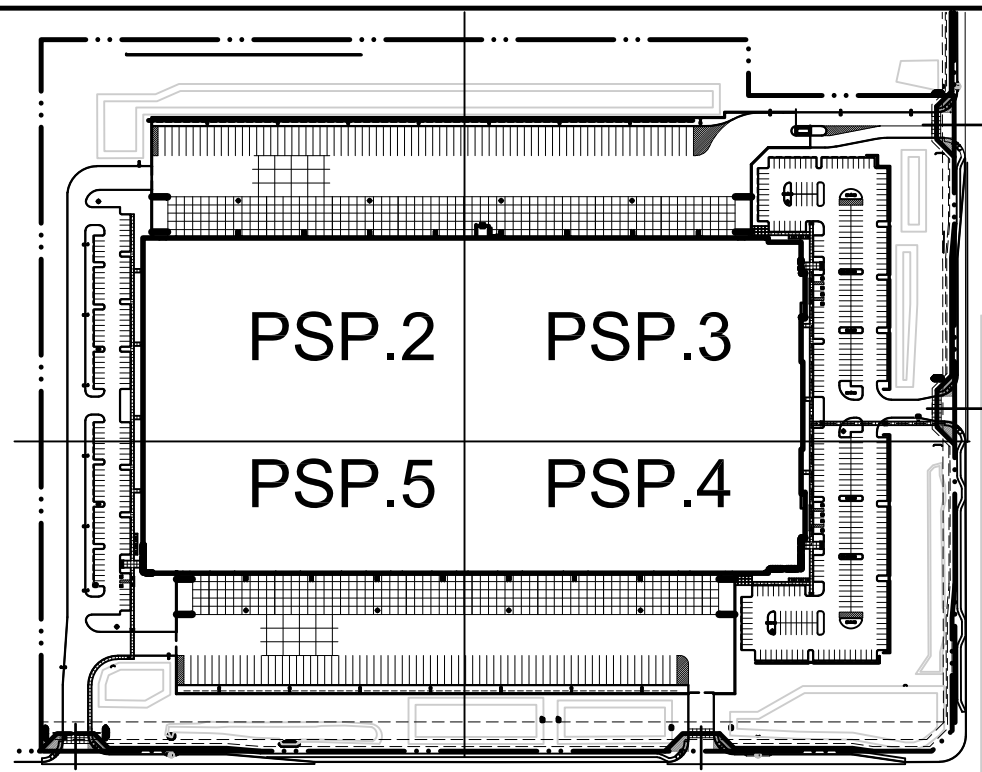


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KEY PLAN



3rd Submittal

PLZSP-20-00034

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MAR 15 2021

CITY OF BUCKEYE by:
WD

PROJECT TEAM

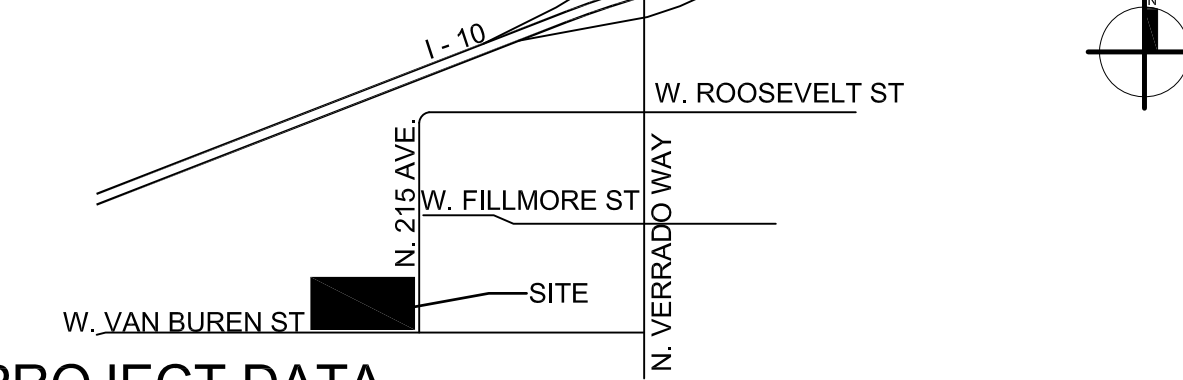
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Contact: Scott Moore
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VICINITY MAP



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GROSS SITE AREA:	2,013,763 S.F. (46.2 AC)
LOT COVERAGE:	641,906 S.F. - 35%
CONSTRUCTION TYPE:	V-B (UNLIMITED)
OCCUPANCY TYPE:	S1
SETBACKS	
FRONT:	30'-0"
SIDE:	50'-0"
REAR:	50'-0"
*SEE PLAN FOR PROVIDED SETBACKS	

PARKING REQUIREMENTS:	
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PROVIDED:	464 SP
ADA SP REQUIRED:	10 SP
ADA SP PROVIDED:	10 SP
STALL SIZE:	9'x18' W/ 2' O.H. = 9'x20'
TRAILER PARKING:	147 SP
LOADING SP REQUIRED:	2 SP
LOADING SP PROVIDED:	2 SP

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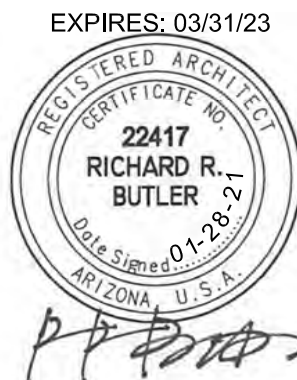
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DATE	SUBMISSION
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01-28-2021	PRELIMINARY SITE PLAN
03-04-2021	PRELIMINARY SITE PLAN RESUBMITTAL

17063-ST23



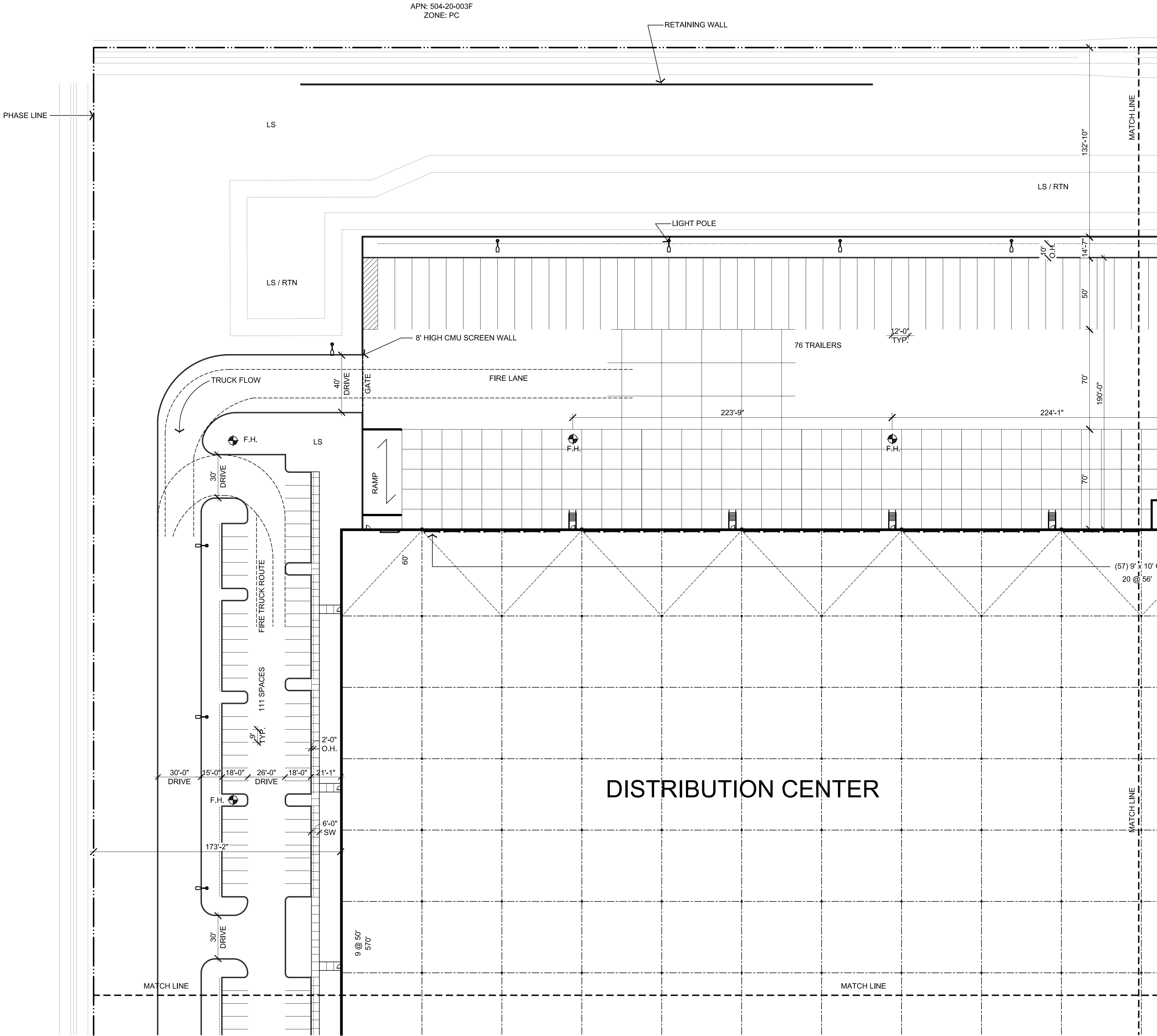
Verrado Logistics Center
NWC Van Buren Street & 215th Avenue
Buckeye, Arizona



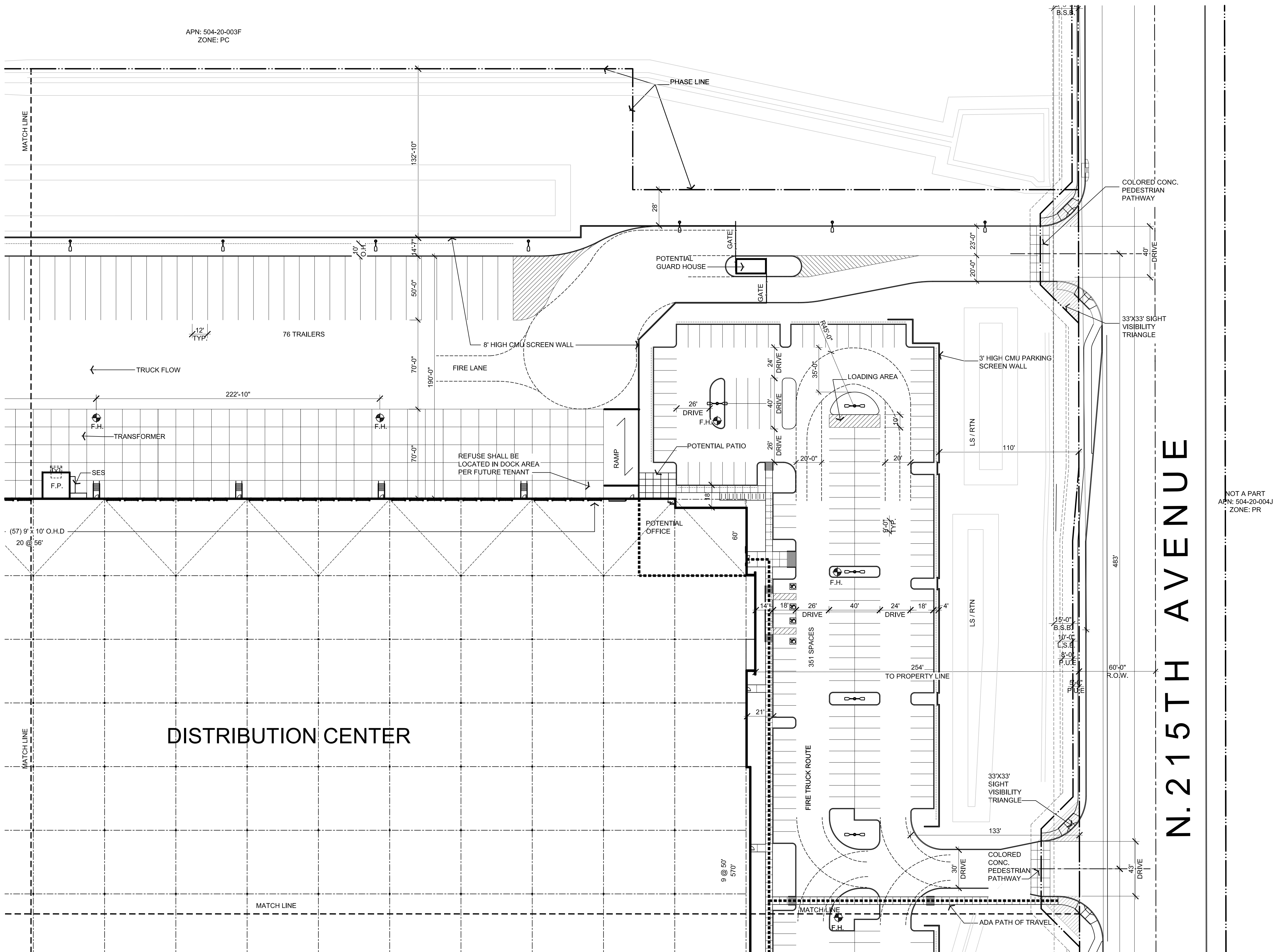
Butler Design Group, Inc
architects & planners

PSP.1

PRELIMINARY SITE PLAN



PROJECT TEAM	
Developer/Owner BET Investments 5506 E. San Miguel Ave Paradise Valley, Arizona 85253 Contact: Scott Moore smoore@betinvestments.com Ph: (480) 563-3891	Architect Butler Design Group 5017 E. Washington St. Ste 107 Phoenix, Arizona 85034 Contact: Toby Rogers trogers@butlerdesigngroup.com Ph: (602) 957-1800
Civil Engineer Hilgartwilson 2141 E. Highland Ave. Ste. 250 Phoenix, Arizona 85016 Contact: Julie DiMaria jdimaria@hilgartwilson.com Ph: (602) 490-0535	Landscape Architect Laskin and Associates Inc. 67 E. Weldon Avenue, Ste 230 Phoenix, Arizona 85012 Contact: Daniel Dodson daniel@laskindesign.com Ph: (602) 840-7771
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CONSTRUCTION TYPE: OCCUPANCY TYPE:	V-B (UNLIMITED) S1
SETBACKS FRONT: SIDE: REAR:	30'-0" 50'-0" 50'-0"
*SEE PLAN FOR PROVIDED SETBACKS	
PARKING REQUIREMENTS: WAREHOUSE (1) SP / 1,250 S.F. REQUIRED: PROVIDED: ADA SP REQUIRED: ADA SP PROVIDED: STALL SIZE: TRAILER PARKING: LOADING SP REQUIRED: LOADING SP PROVIDED:	1 PER 1,250 S.F. 641,906 S.F. / 1,250 = 514 SP 514 SP 464 SP 10 SP 10 SP 9'x18' W/ 2' O.H. = 9'x20' 147 SP 2 SP 2 SP
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03-04-2021	PRELIMINARY SITE PLAN RESUBMITTAL



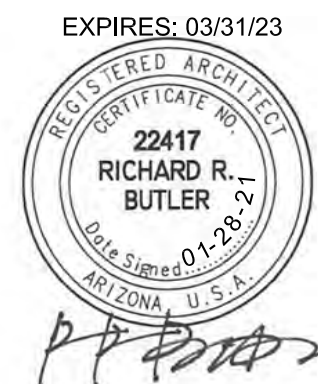
NOT A PART
APN: 504-20-004J
ZONE: PR

N. 215TH AVENUE



Verrado Logistics Center

NWC Van Buren Street & 215th Avenue
Buckeye, Arizona



PROJECT TEAM

Developer/Owner
BET Investments
5506 E. San Miguel Ave
Paradise Valley, Arizona 85253
Contact: Scott Moore
smoore@betinvestments.com
Ph: (480) 563-3891

Civil Engineer
Hilgartwilson
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Ste. 250
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jdimaria@hilgartwilson.com
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VICINITY MAP

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CONSTRUCTION TYPE:	V-B (UNLIMITED)
OCCUPANCY TYPE:	S1
SETBACKS	
FRONT:	30'-0"
SIDE:	50'-0"
REAR:	50'-0"
*SEE PLAN FOR PROVIDED SETBACKS	
PARKING REQUIREMENTS:	
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(1) SP / 1,250 S.F.	641,906 S.F. / 1,250 = 514 SP
REQUIRED:	514 SP
PROVIDED:	464 SP
ADA SP REQUIRED:	10 SP
ADA SP PROVIDED:	10 SP
STALL SIZE:	9'x18' W/ 2' O.H. = 9'x20'
TRAILER PARKING:	147 SP
LOADING SP REQUIRED:	2 SP
LOADING SP PROVIDED:	2 SP

PROJECT NARRATIVE

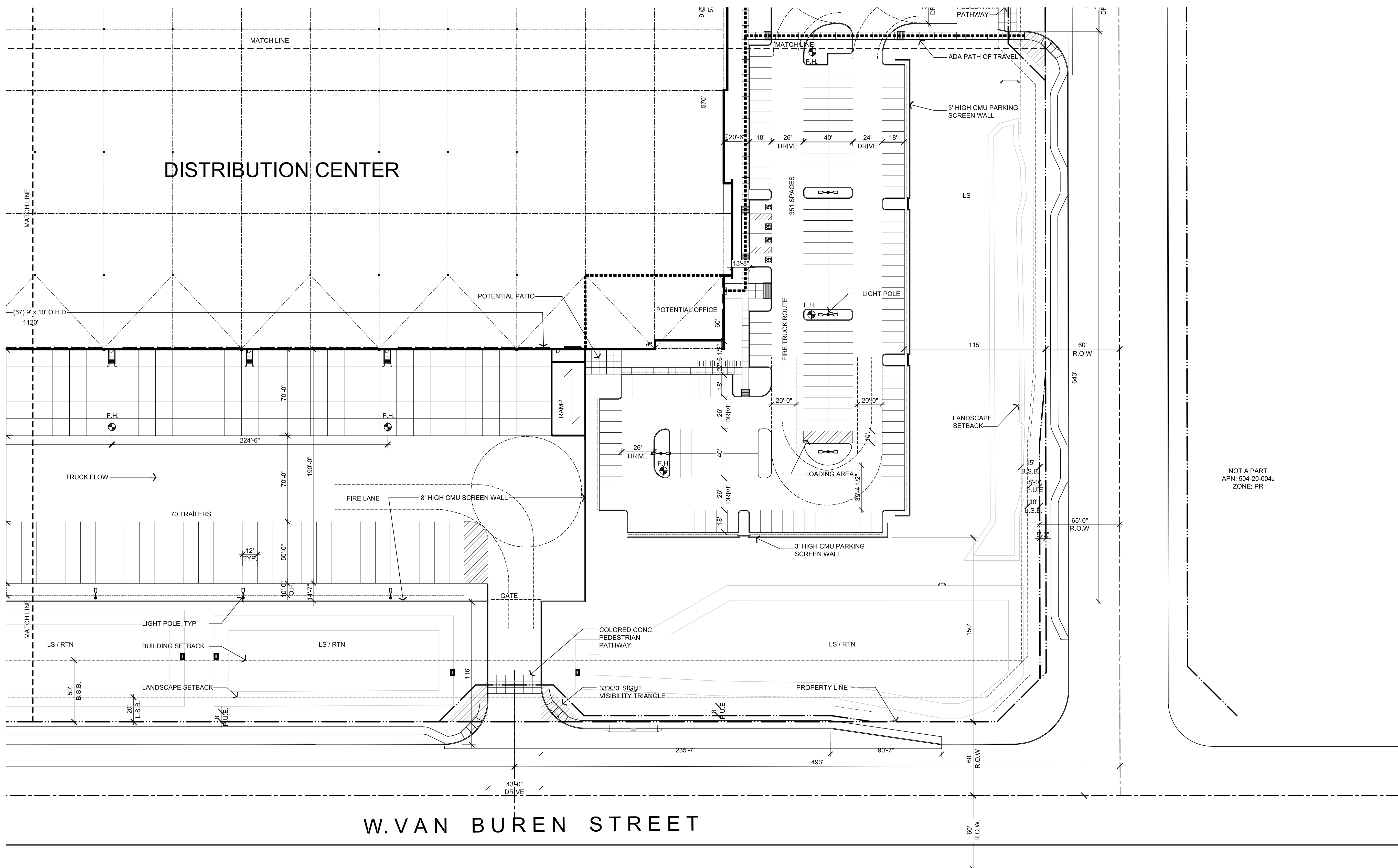
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03-04-2021	PRELIMINARY SITE PLAN RESUBMITTAL

17063-ST23

PSP.3

PRELIMINARY SITE PLAN

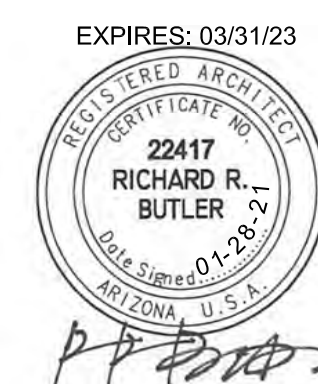


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APN: 504-20-012
ZONE: PC



Verrado Logistics Center

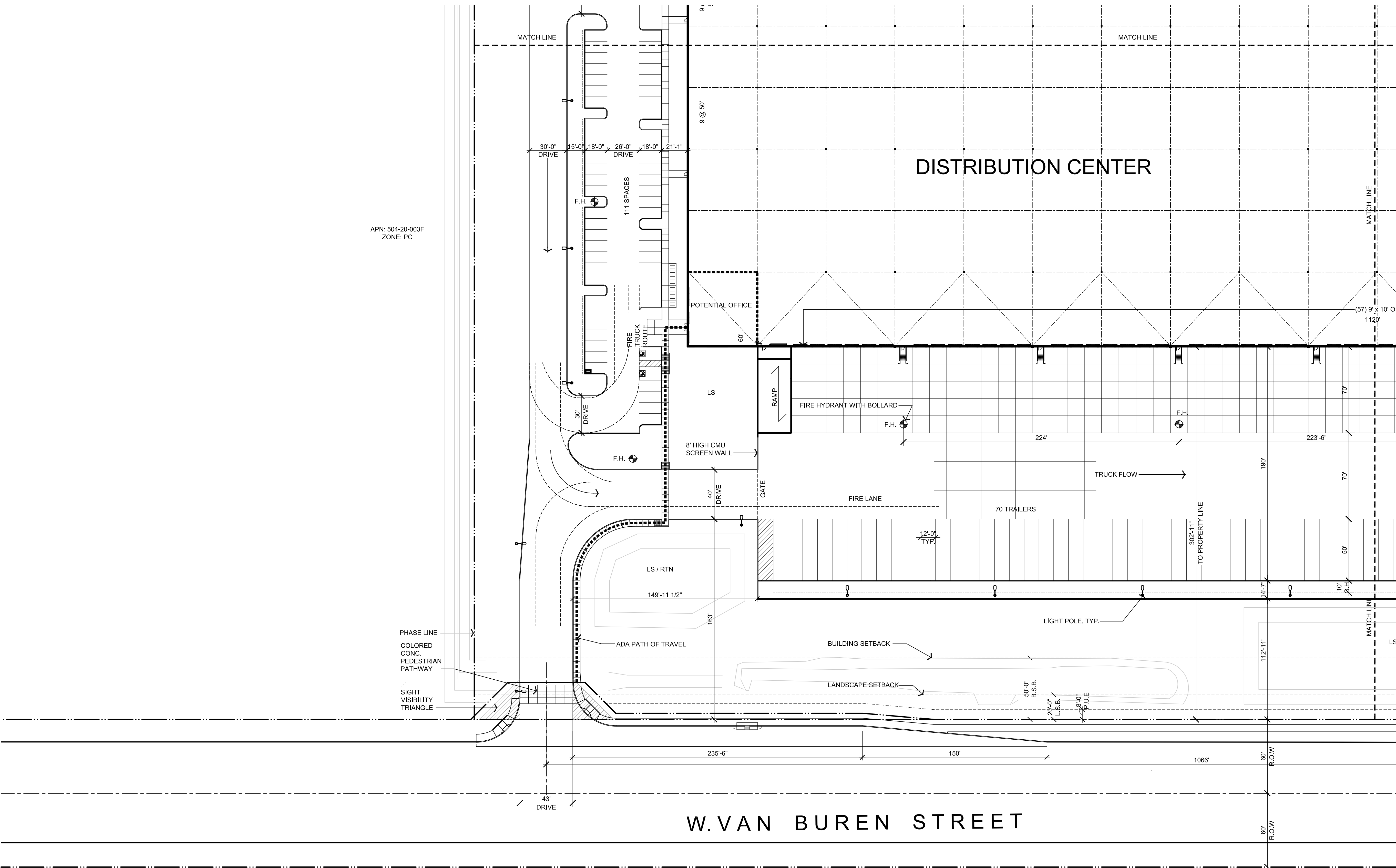
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CONSTRUCTION TYPE: OCCUPANCY TYPE:	V-B (UNLIMITED) S1
SETBACKS FRONT: SIDE: REAR:	30'-0" 50'-0" 50'-0"
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PARKING REQUIREMENTS: WAREHOUSE (1) SP / 1,250 S.F. REQUIRED: PROVIDED: ADA SP REQUIRED: ADA SP PROVIDED: STALL SIZE: TRAILER PARKING: LOADING SP REQUIRED: LOADING SP PROVIDED:	1 PER 1,250 S.F. 641,906 S.F. / 1,250 = 514 SP 514 SP 464 SP 10 SP 10 SP 9'x18' W/ 2' O.H. = 9'x20' 147 SP 2 SP 2 SP
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PSP.4

PRELIMINARY SITE PLAN



APN: 504-20-003F
ZONE: PC

NOT A PART
APN: 504-20-012
ZONE: PC

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LOADING SP PROVIDED:	2 SP

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THE PROJECT IS LOCATED NORTHWEST CORNER OF 215TH AVENUE AND VAN BUREN STREET IN BUCKEYE, ARIZONA. ON AN APPROXIMATELY 40 ACRE PARCEL, THE PROJECT WILL BE DEVELOPED BY BET INVESTMENT, L.L.C. BASED IN SCOTTSDALE, AZ. THE DEVELOPER REQUESTS SITE PLAN APPROVAL FOR A SINGLE-STORY SPECULATIVE INDUSTRIAL SHELL BUILDING OF APPROX. 642,000 SF, AND ASSOCIATED TRUCK COURT AREAS. THE ANTICIPATED USES INCLUDE LIGHT MANUFACTURING AND WAREHOUSE DISTRIBUTION WITH SUPPORTING OFFICE COMPONENTS. WHEN AND UNTIL THE ACTUAL TENANTS HAVE BEEN IDENTIFIED, THE NUMBER OF EMPLOYEES AND HOURS OF OPERATION WILL BE SUBJECT TO CITY APPROVAL, UNDER SEPARATE TENANT IMPROVEMENT PERMITS. SITE ACCESS WILL BE FROM THE TWO SOUTH DRIVES ALONG VAN BUREN STREET AND TWO EAST DRIVES ON 215TH AVENUE. A FIRE LANE WILL SURROUND THE BUILDING, PROVIDING CODE REQUIRED ACCESS AND FIRE-HYDRANT SPACING. ON-SITE STORM WATER SURFACE RETENTION WILL BE PROVIDED PRIMARILY ALONG THE SOUTHERN EDGE OF THE SITE. ORDINANCE REQUIRED LANDSCAPING WILL BE PROVIDED ALONG THE PROJECT FRONTAGE AND PARKING AREAS. THE DESIGN OF THE BUILDING ELEVATIONS WILL PROVIDE FLEXIBILITY TO CREATE THE PRIMARY TENANT ENTRIES AT THE BUILDING CORNERS FACING 215TH AVENUE AND VAN BUREN STREET. THE FACILITY WILL NEED TO HAVE THE FLEXIBILITY TO ACCOMMODATE SEVERAL TENANTS SHOULD THE FUTURE MARKET DEMAND IT OVER THE LIFE OF THE BUILDING. THE CORNER ELEVATIONS WILL INCLUDE HIGH-PERFORMANCE GLASS AND A MIX OF WARM COLOR TONES, ALONG WITH A SERIES OF REVEALS, PUNCHED OPENINGS AND STEPPED PARAPETS, WHICH WILL FURTHER BREAK DOWN THE MASS OF THE CONCRETE TILT-UP BUILDING WALLS.

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03-04-2021	PRELIMINARY SITE PLAN RESUBMITTAL

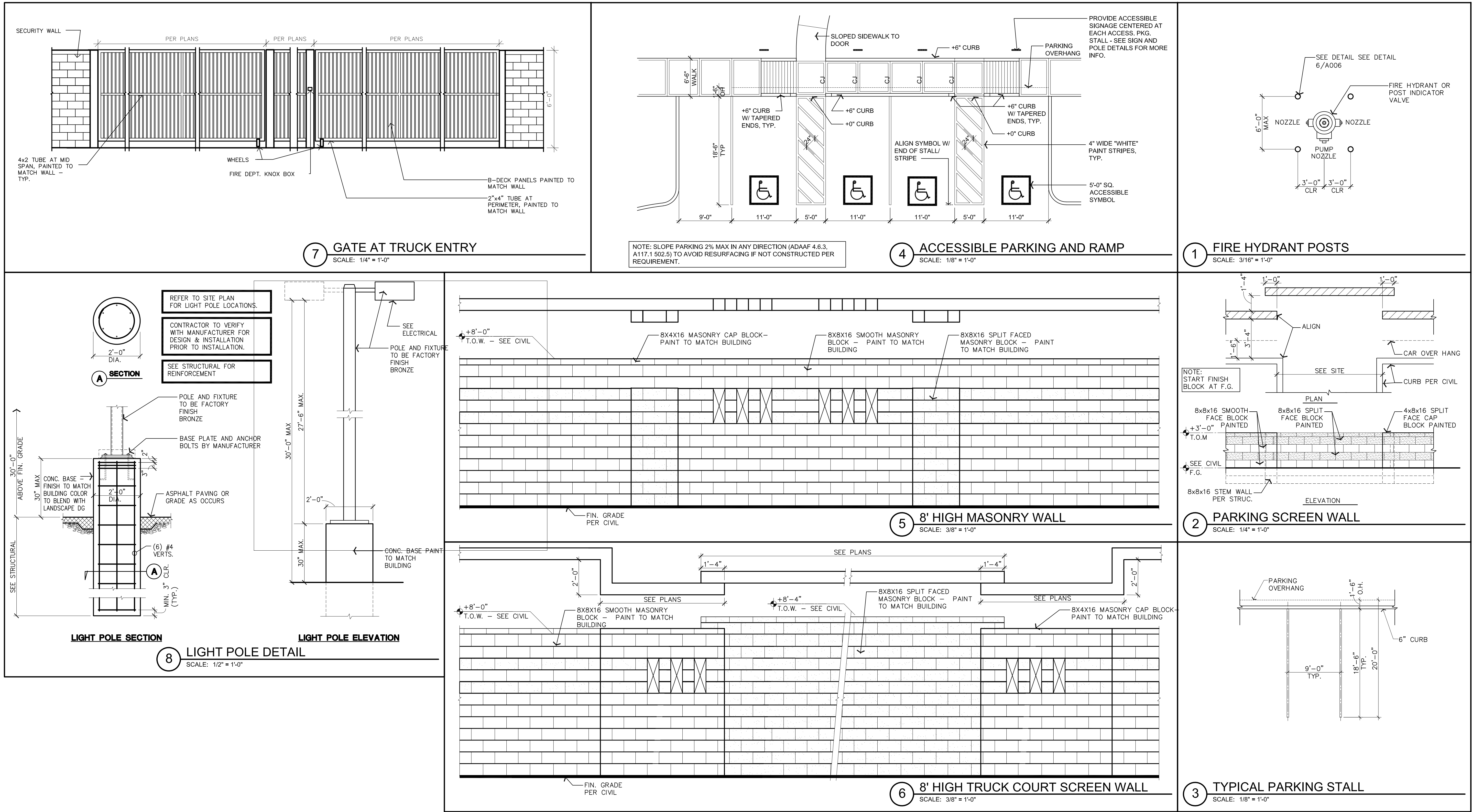
Verrado Logistics Center

NWC Van Buren Street & 215th Avenue
Buckeye, Arizona

PSP.5

PRELIMINARY SITE PLAN

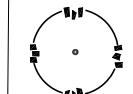
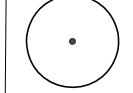
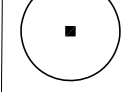
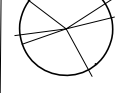
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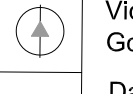
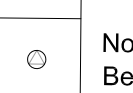
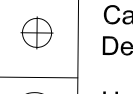
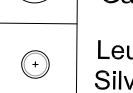
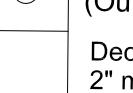


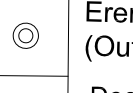
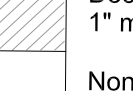
DATE	SUBMISSION
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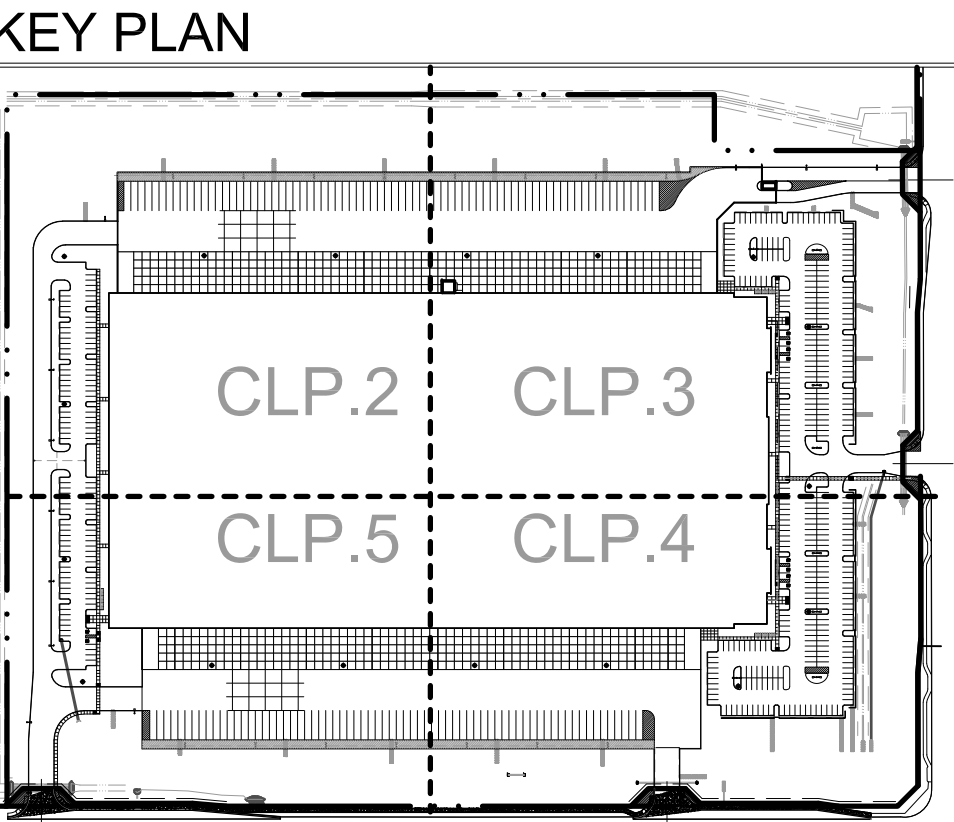
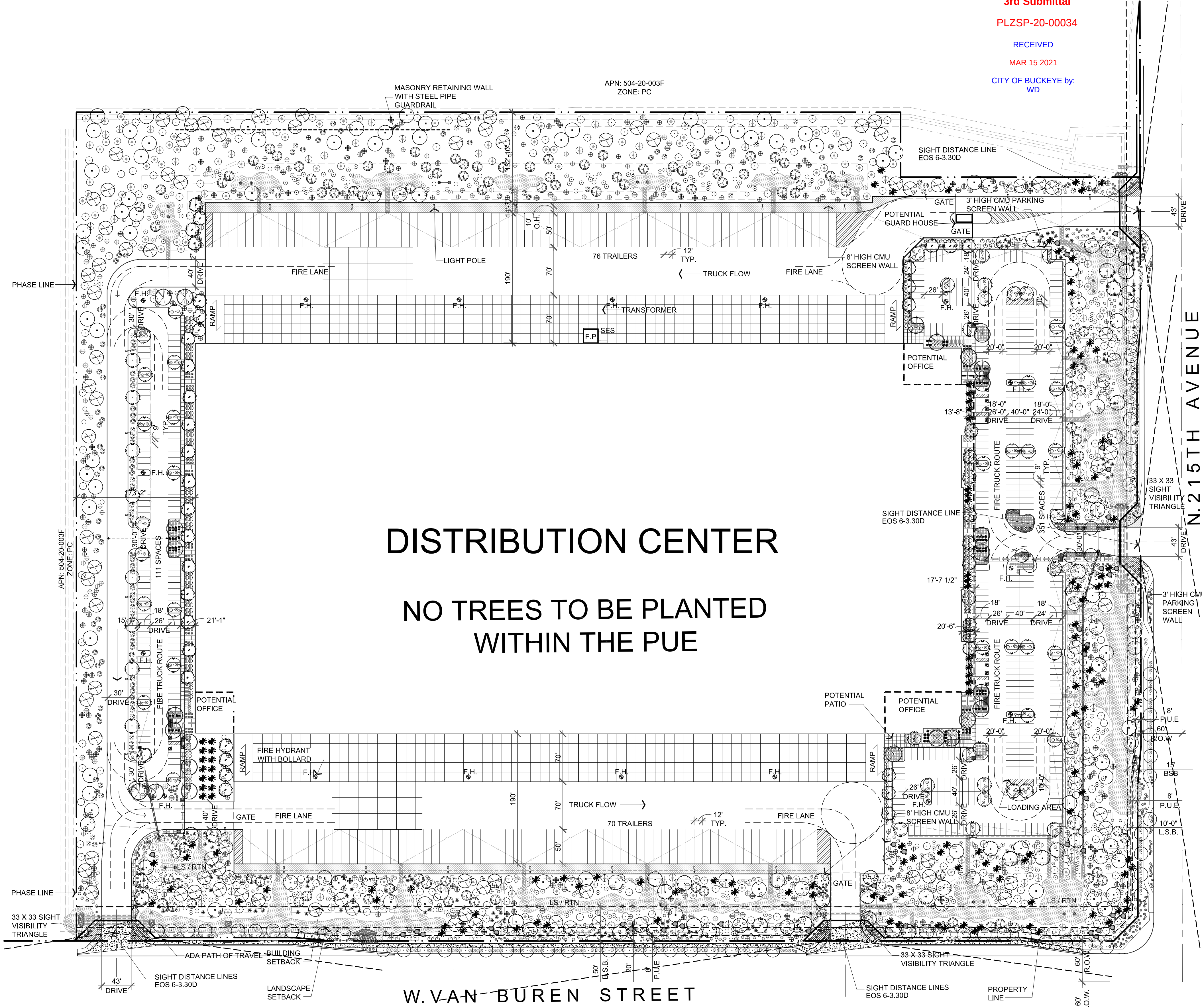
LANDSCAPE LEGEND

ALL TREES TO MEET OR EXCEED A.N.A. SPECIFICATIONS (U.O.N. - UNLESS OTHERWISE NOTED)
5% of Trees to be 48" Box

TREES		SIZE / CLPR / HT.	QTY:
	Acacia stenophylla Shoestring Acacia	24" Box Standard	44
	Ebenopsis ebano Texas Ebony	24" Box Multi Trunk	52
	Parkinsonia hybrid Desert Museum	24" Box U.O.N Standard / High Breaker	60
	Chilopsis linearis 'Bubba' Desert Willow	15 Gallon Multi Trunk	98
	Prosopis hybrid 'Leslie Roy' Leslie Roy Mesquite	36" Box Multi Trunk	70
	Fouquieria splendens Ocotillo	6" Tall Min. 10 Cane	140
	Carnegiea gigantea Saguaro	4" tall Spear, No holes no scars	39
	Prosopis velutina Arizona Mesquite	15 Gallon Multi Trunk	98
	Parkinsonia florida Blue Palo Verde	24" Box Multi Trunk	95
	Eucalyptus papuana Ghost Gum Eucalyptus	48" box	25

SHRUBS / ACCENTS	SIZE	
	Viqueria deltoidea Golden Eye Bush	1 gallon 117
	Dasylirion wheeleri Desert Spoon	5 gallon 513
	Nolina microcarpa Bear Grass	5 gallon 245
	Simmondsia chinensis Jojoba	5 gallon 157
	Hesperaloe parviflora 'Red' Red Yucca	5 gallon 151
	Cassia covessii Desert Cassia	5 gallon 157
	Hesperaloe funifera Gaint Yucca	5 gallon 141
	Leucophyllum frutescens Silver Cloud Sage	5 gallon 187
	Hesperaloe parviflora 'Yellow' Yellow Yucca	5 gallon 144
	Larrea tridentata Creosote Bush	1 gallon 84
	Agave geminiflora Twin Flower Agave	5 gallon 40
	Ericameria laricifolia Turpentine Bush	5 gallon 143
	Caesalpinia mexicana Mexican Bird of Paradise	5 gallon 159
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GROUNDCOVERS	SIZE	
	Eremophila glabra 'Mingenew Gold' (Outback Sunrise Emu)	5 gallon 518
	Decomposed Granite- 1/2" Screened Mahogany Brown 2" min thickness in all landscape areas	
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CLP.1

PRELIMINARY LS PLAN

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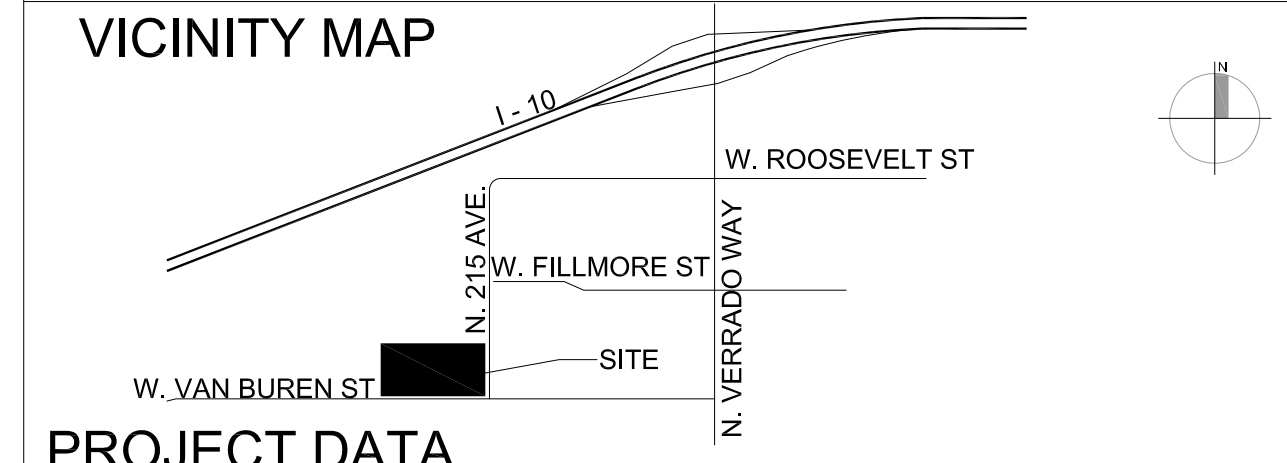
PROJECT TEAM

Developer/Owner
BET Investments
5506 E. San Miguel Ave
Paradise Valley, Arizona 85034
Contact: Scott Moore
smoore@betinvestments.com
Ph: (480) 563-3891

Civil Engineer
Hilgartwilson
2141 E. Highland Ave.
Ste. 250
Phoenix, Arizona 85016
Contact: Julie DiMaria
jdimaria@hilgartwilson.com
Ph: (602) 490-0535

Architect
Butler Design Group
5017 E. Washington St. Ste 107
Phoenix, Arizona 85034
Contact: Toby Rogers
trogers@butlerdesigngroup.com
Ph: (602) 957-1800

Landscape Architect
Laskin and Associates Inc.
67 E. Weldon Avenue, Ste 230
Phoenix, Arizona 85012
Contact: Daniel Dodson
daniel@laskindesign.com
Ph: (602) 840-7771



PROJECT DATA	
ZONING:	PC (I-1 PROPOSED)
APN NO.:	504-20-003F
PAC CASE NO.:	PLZM-19-00025
BUILDING HEIGHT (ROOF RIDGE):	48'-0"
BUILDING AREA:	641,906 S.F.
NET SITE AREA:	1,851,757 S.F. (42.5 AC)
GROSS SITE AREA:	2,013,763 S.F. (46.2 AC)
LOT COVERAGE:	641,906 S.F. - 35%
CONSTRUCTION TYPE:	V-B (UNLIMITED)
OCCUPANCY TYPE:	S1
SETBACKS	
FRONT:	30'-0"
SIDE:	50'-0"
REAR:	50'-0"
*SEE PLAN FOR PROVIDED SETBACKS	
PARKING REQUIREMENTS:	
WAREHOUSE	1 PER 1,250 S.F.
(1) SP / 1,250 S.F.	641,906 S.F. / 1,250 = 514 SP
REQUIRED:	514 SP
PROVIDED:	464 SP
ADA SP REQUIRED:	10 SP
ADA SP PROVIDED:	10 SP
STALL SIZE:	9'x18' W/ 2' O.H. = 9'x20'
TRAILER PARKING:	147 SP
LOADING SP REQUIRED:	2 SP
LOADING SP PROVIDED:	2 SP

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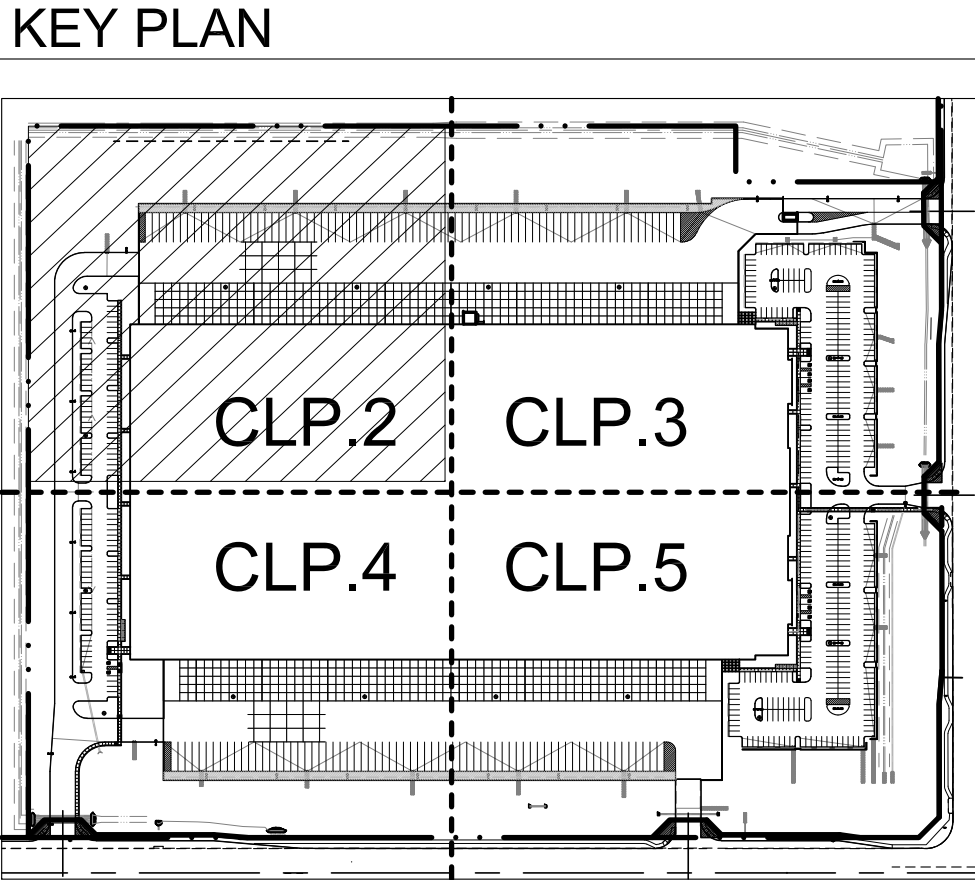
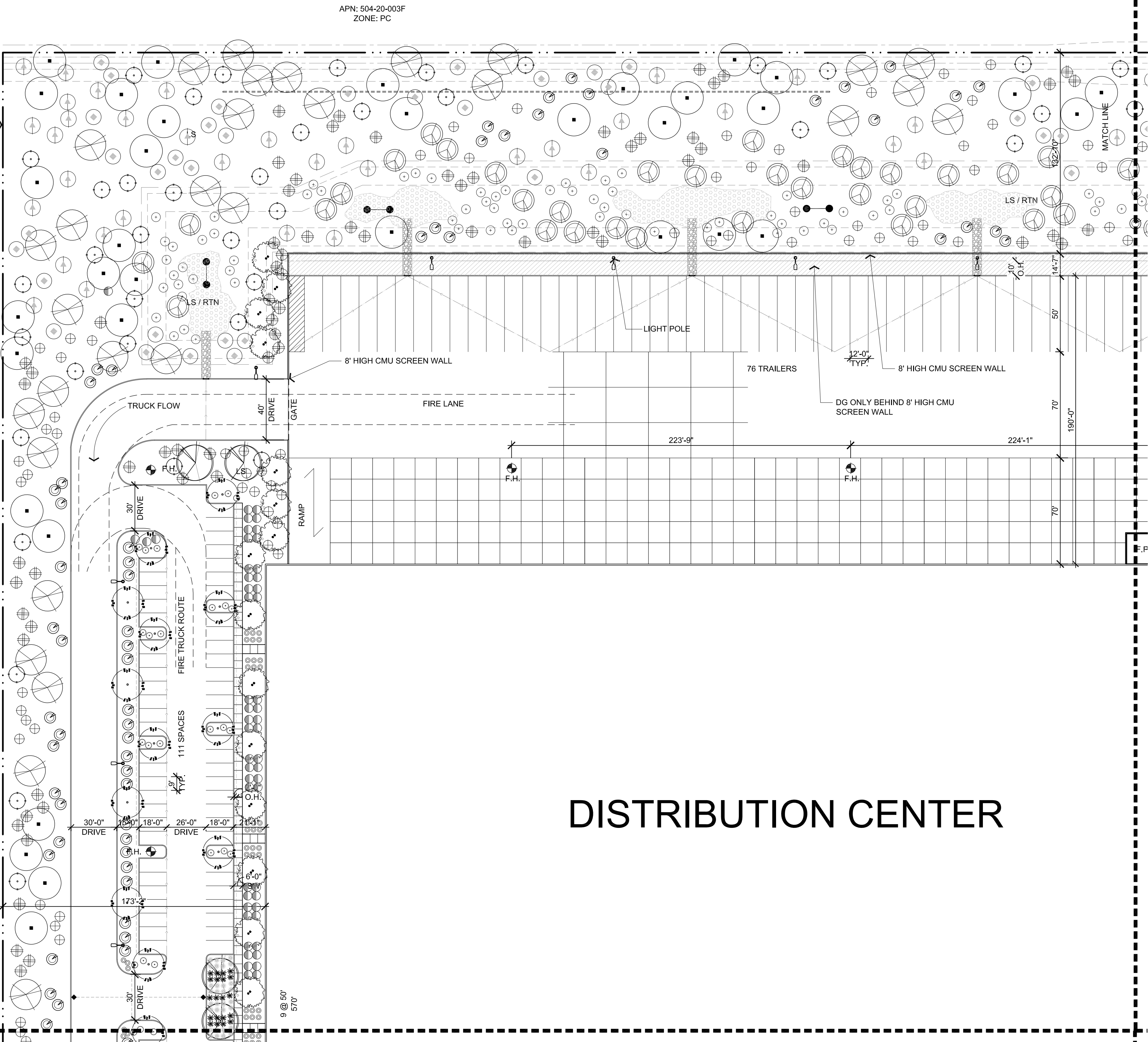
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MATCHLINE SEE SHEET CLP.3

DISTRIBUTION CENTER

MATCHLINE SEE SHEET CLP.5

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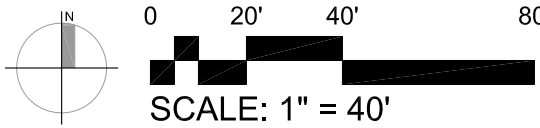
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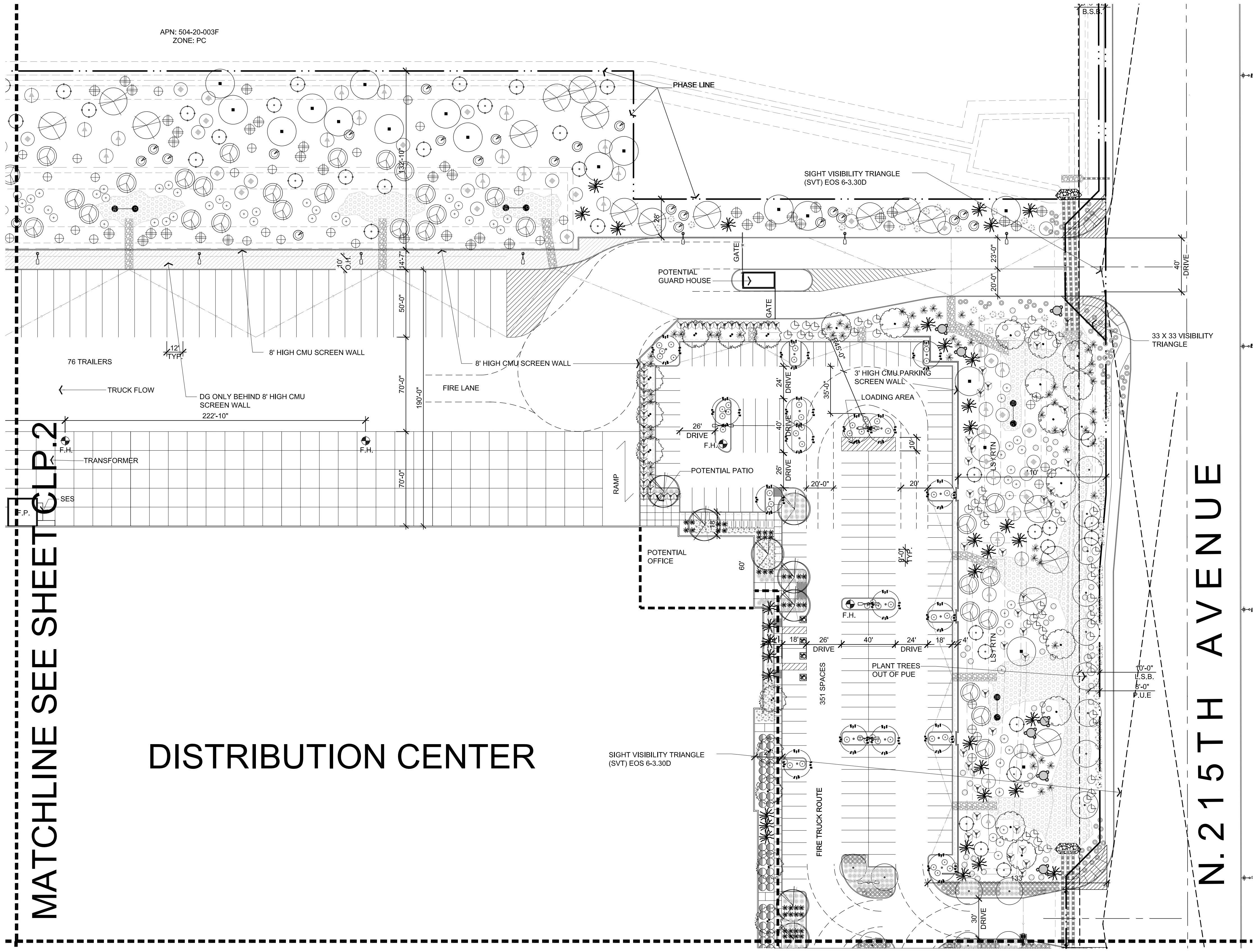
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17063-ST23

CLP.2

PRELIMINARY LS PLAN





LANDSCAPE LEGEND

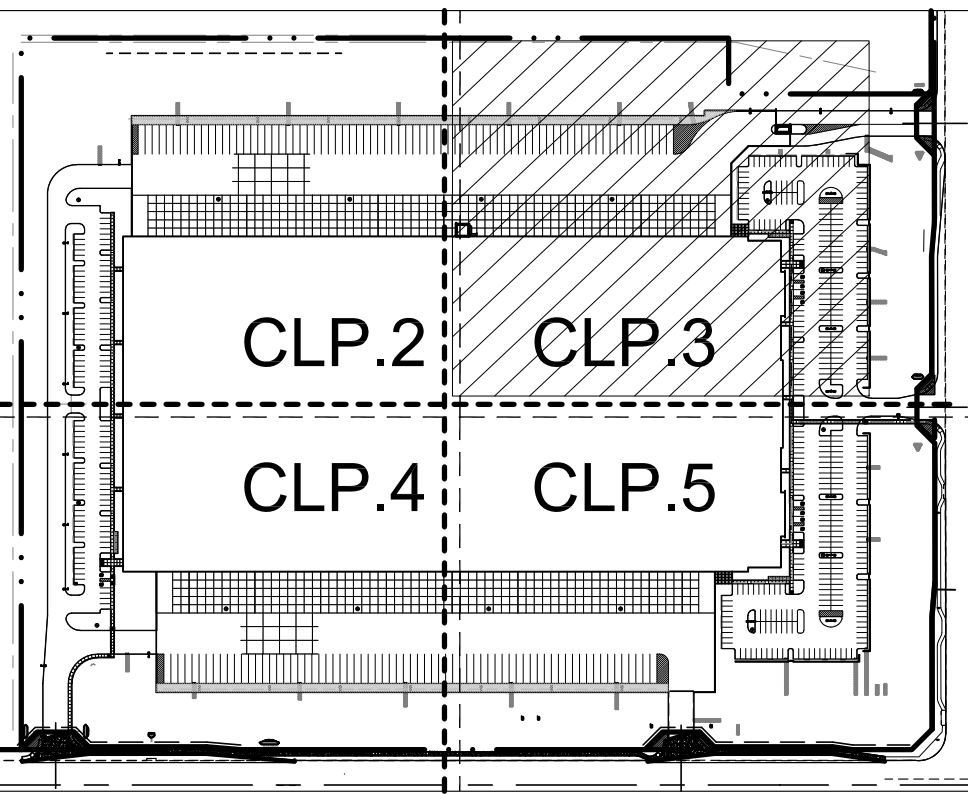
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KEY PLAN



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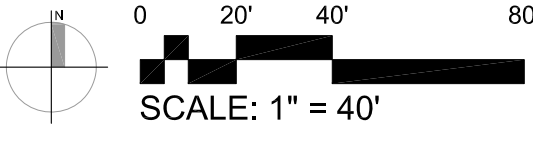


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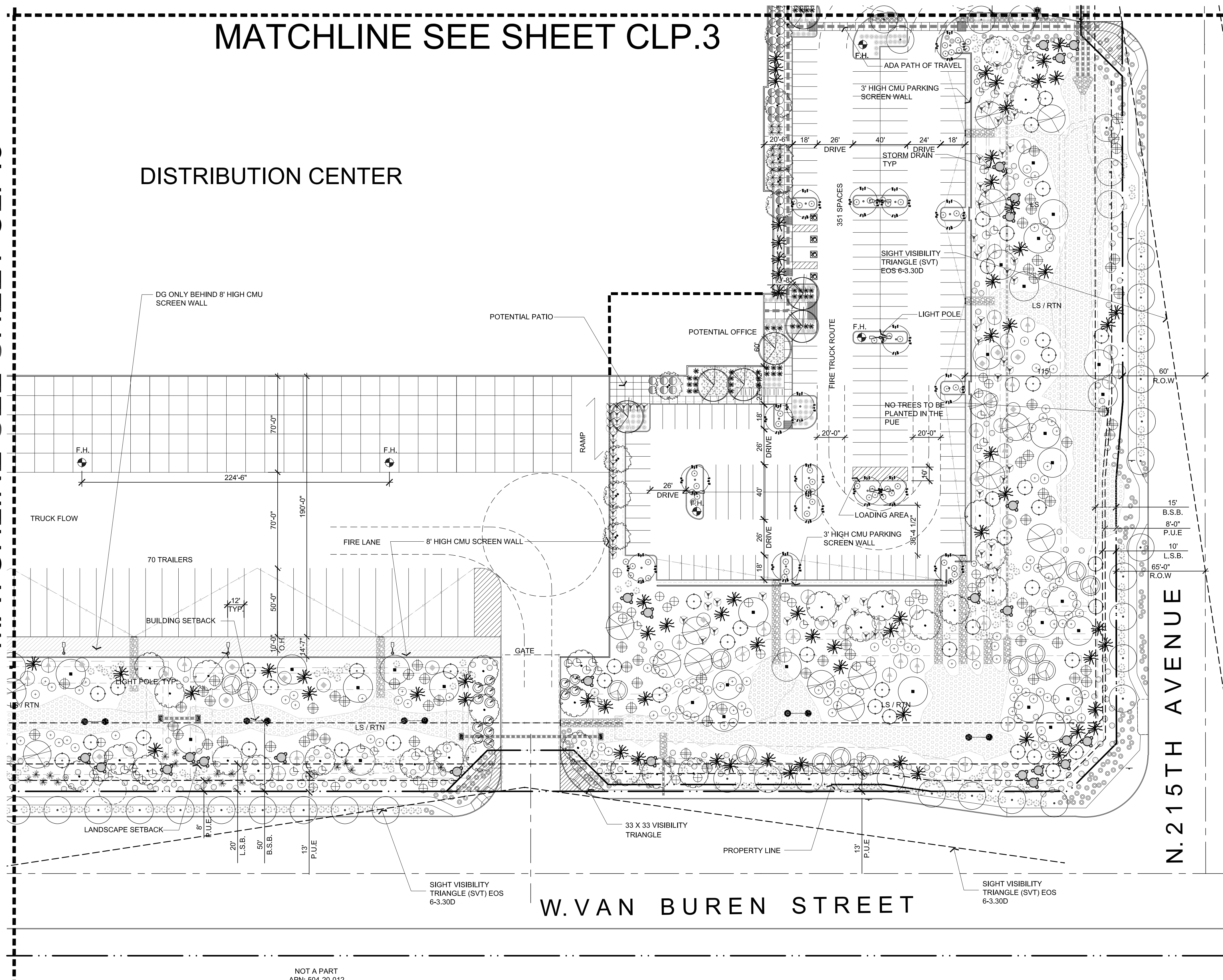


CLP.3

PRELIMINARY LS PLAN



DISTRIBUTION CENTER



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CLP.4

PRELIMINARY LS PLAN



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LANDSCAPE ARCHITECTS

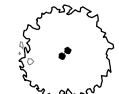
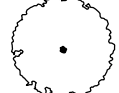
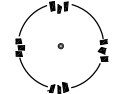
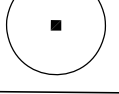
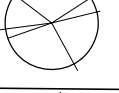
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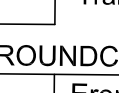
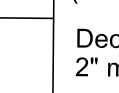
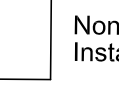


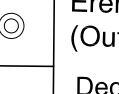
Butler Design Group, Inc
architects & planners

LANDSCAPE LEGEND

ALL TREES TO MEET OR EXCEED A.N.A. SPECIFICATIONS (U.O.N. - UNLESS OTHERWISE NOTED)
5% of Trees to be 48" Box

TREES		SIZE / CLPR / HT.	QTY.
	Acacia stenophylla Shoestring Acacia	24" Box Standard	44
	Ebenopsis ebano Texas Ebony	24" Box Multi Trunk	52
	Parkinsonia hybrid Desert Museum	24" Box U.O.N Standard / High Breaker	60
	Chilopsis linearis 'Bubba' Desert Willow	15 Gallon Multi Trunk	98
	Prosopis hybrid 'Leslie Roy' Leslie Roy Mesquite	36" Box Multi Trunk	70
	Fouquieria splendens Ocotillo	6' Tall Min. 10 Cane	140
	Carnegiea gigantea Saguaro	4' tall Spear, No holes no scars	39
	Prosopis velutina Arizona Mesquite	15 Gallon Multi Trunk	98
	Parkinsonia florida Blue Palo Verde	24" Box Multi Trunk	95
	Eucalyptus papuana Ghost Gum Eucalyptus	48" box	25

SHRUBS / ACCENTS		SIZE	
	Viqueria deltoidea Golden Eye Bush	1 gallon	117
	Dasylirion wheeleri Desert Spoon	5 gallon	513
	Nolina microcarpa Bear Grass	5 gallon	245
	Simmondsia chinensis Jojoba	5 gallon	157
	Hesperaloe parviflora 'Red' Red Yucca	5 gallon	151
	Cassia covesii Desert Cassia	5 gallon	157
	Hesperaloe funifera Gaint Yucca	5 gallon	141
	Leucophyllum frutescens Silver Cloud Sage	5 gallon	187
	Hesperaloe parviflora 'Yellow' Yellow Yucca	5 gallon	144
	Larrea tridentata Creosote Bush	1 gallon	84
	Agave geminiflora Twin Flower Agave	5 gallon	40
	Ericameria laricifolia Turpentine Bush	5 gallon	143
	Caesalpinia mexicana Mexican Bird of Paradise	5 gallon	159
	Tecoma stans Yellow Bell / Orange Jubilee	5 gallon 50% Mix	245
	Agave americana Century Plant	5 gallon	106
	Muhlenbergia 'Pink Muhly' Pink Muhly	5 gallon	314
	Acacia redolens Trailing Acacia	1 gallon	335

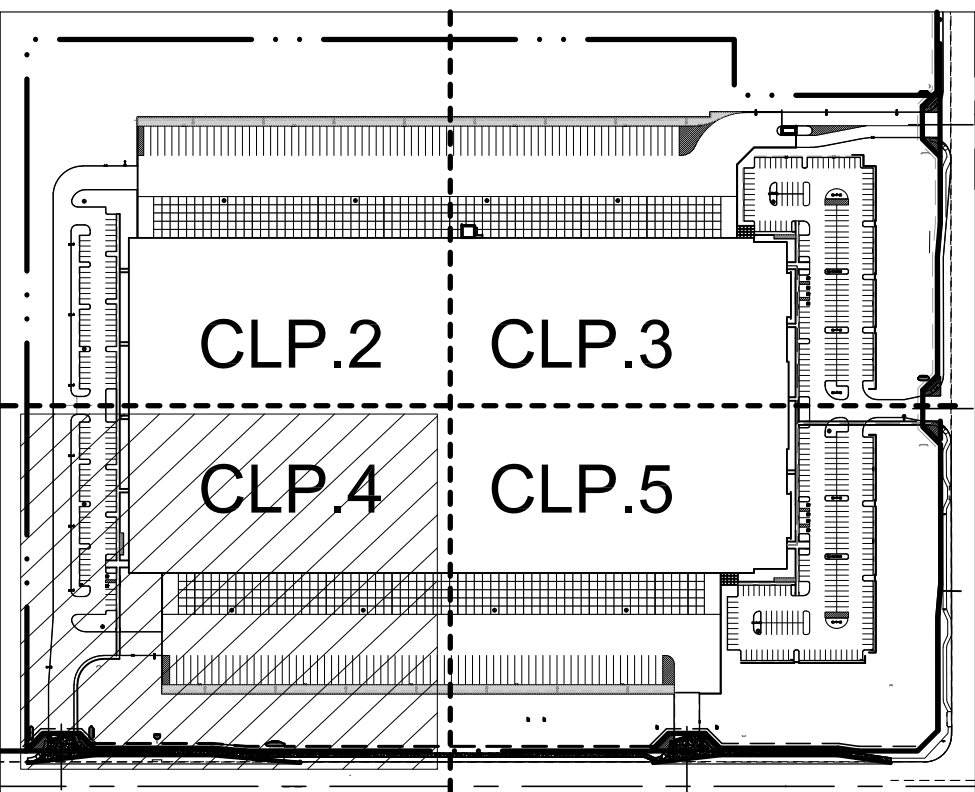
GROUNDCOVERS		SIZE	
	Eremophila glabra 'Mingenew Gold' (Outback Sunrise Emu)	5 gallon	518
	Decomposed Granite- 1/2" Screened Mahogany Brown 2" min thickness in all landscape areas		
	Grouted Rip-Rap- 3"-6" Mahogany Brown Install per Civil Plan Direction. (Grout color to be Cocoa)		
	Decomposed Granite- 1/2" Screened Mahogany Brown 1" min thickness in all areas indicated by hatch		
	Non Grouted Rip-Rap- 3"-6" Mahogany Brown Install per LS Plans by LC (Grout color to be Cocoa)		



Verrado Logistics Center
NWC Van Buren Street & 215th Avenue
Buckeye, Arizona



KEY PLAN

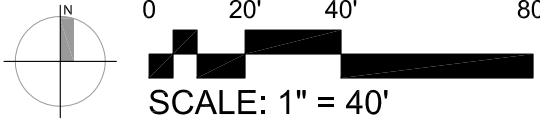


GENERAL BUILDING FOUNDATION AND IRRIGATION NOTES:
POSITIVE DRAINAGE NEEDS TO BE MAINTAINED FROM THE BUILDINGS EXTERIOR WALLS FOR A MINIMUM OF 10'. NO IRRIGATED LANDSCAPE MATERIALS WITHIN THE FIRST 3' NEXT TO THE BUILDING FOUNDATION. WITHIN 3'-5' OF THE BUILDING FOUNDATION ONLY LANDSCAPE MATERIALS THAT CAN BE IRRIGATED WITH A 1 GPH EMITTER ARE ALLOWED. ANY LANDSCAPE MATERIALS REQUIRING AN EMITTER GREATER THAN 1GPH, INCLUDING TURF SHALL BE A MINIMUM OF 5' FROM THE OUTSIDE FACE OF THE BUILDING FOUNDATION. ALL IRRIGATION LINES, OTHER THAN THOSE SUPPLYING INDIVIDUAL EMITTERS SHALL NOT BE PLACED WITHIN 5' OF THE BUILDING FOUNDATION.

DATE	SUBMISSION
08-10-2020	PRE APP SITE PLAN
01-28-2021	PRELIMINARY SITE PLAN
03-04-2021	PRELIMINARY SITE PLAN RESUBMITTAL

CLP.5

PRELIMINARY LS PLAN



17063-ST23

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 06/08/21	AGENDA ITEM: 4.A. PLZZ-20-00011 Homes at Susan's Ranch Rezone PAD Overlay
DATE PREPARED: 06/03/21	DISTRICT NO.:
STAFF LIAISON:	
DEPARTMENT: Development Services	AGENDA ITEM TYPE: Public Hearing / Non Consent - New Business

ACTION/MOTION: (This language identifies the formal motion to be made by the Voting Members)
Subject: PLZZ-20-00011 Homes at Susan's Ranch Rezone PAD Overlay

Applicant: Craig Prouty, Rapid Wags Properties LCC

Request: Rezone request from Mixed Residential District (MR), to Single-Family 3 (SF-3), with a Planned Area Development (PAD) overlay, three (3) parcels, approximately 22.8 acres, known as Homes at Susan's Ranch.

Location/District: Northeast Corner of Miller Road and Lower Buckeye Road, District 3

Recommendation: Approval with conditions

Presented by: Andrea Marquez, Planner II

Action Required: *Planning and Zoning Commission to hold a Public Hearing, Discussion and Motion to recommend approval to the City Council to rezone from Mixed Residential District (MR), to Single-Family 3 (SF-3), with a Planned Area Development (PAD) overlay, three (3) parcels, approximately 22.8 acres, known as Homes at Susan's Ranch.*

SUMMARY

Items related to a project or facility location must include an attached vicinity map for Council Review.

ATTACHMENTS:

[PLZZ-20-00011 Susan's Ranch Rezone PAD PZ Staff Report 5.25.2021 FINAL.docx](#)

[2R - PLZZ-20-00011 Homes at Susan's Ranch - Project Narrative.pdf](#)

[2R - PLZZ-20-00011 Homes at Susan's Ranch - Zoning Exhibits.pdf](#)

[2R - PLZZ-20-00011 Homes at Susan's Ranch - Citizen Participation Plan with Attachments.pdf](#)

[RE Water Run off on case PLZZ-20-00011.pdf](#)

[Vicinity Map.pdf](#)



REZONE WITH PAD OVERLAY

Report to the Planning and Zoning Commission

CASE NUMBER: PLZZS-20-00011
TITLE: Susan's Ranch Rezone with PAD overlay
MEETING DATE: June 8, 2021

Applicant/Owner: Craig Prouty, Rapid Wags Properties LLC
Request: A PAD zoning overlay to facilitate the construction of a single-family residential subdivision
District: District 3
Location: Generally east of the NEC Miller Road and Lower Buckeye Road
Site size: 22.8 acres
Density: 6.32 dwelling units per acre
Public input: One email of concern regarding drainage
Recommendation: Approve with conditions

PROJECT DESCRIPTION

1. Rapid Wags Properties LLC is requesting a Planned Area Development (PAD) zoning overlay approval on 22.8 acres located just east of the on the northeast corner of Miller Road and Lower Buckeye Road. The PAD will facilitate the construction of 144 single-family lots detached homes, cluster/pod lot design, landscaped active open spaces.
2. The property is approximately 920—feet east of the northeast corner of Miller Road and Lower Buckeye Road. Developed one-acre single-family homes are located to the north known as Buckeye North, a subdivision platted in 1973. Saint Henry Roman Catholic Church abuts the east portion of the project site. To the northeast is a charter school. West of the project is vacant land, zoned commercial center (CC). Monte Verde Community Master Plan (CMP) is located directly to the south of the site, which is currently undeveloped agricultural cropland.
3. The existing property is zoned Mixed Residential (MR). The request is to rezone to Single Family 3 (SF-3) with Planned Area Development overlay. The PAD overlay will modify base standards to allow uniform sized lots and prescribe landscaping and architectural enhancement for the proposed subdivision.
4. The proposed development is approximately 6.3 dwelling units per acre. The SF-3 district is intended for small-lot single-family dwellings at a higher density, in addition to single-family homes, two-family homes (duplexes) and town homes are allowed. The proposed product includes Cluster/pod designed to fit six to nine lots with interior private drives and garages.
5. The companion preliminary plat (PLZZ-20-00082) is being reviewed concurrently, however has been put on hold per the request of the applicant.
6. This rezone request includes the following Assessor Parcel numbers APN 504-63-137A, APN 504-63-543 and APN 504-63-547A.

AREA CONTEXT

Table 1: Existing Land Use, General Plan Designation, and Zoning District

	LAND USE	GENERAL PLAN	ZONING
Subject Property	Vacant	Neighborhood	Mixed Residential (MR), Proposed Single Family Residential 3 with PAD overlay (SF-3/Homes at Susan's Ranch PAD)
North	Single-Family Residential; Buckeye North Subdivision	Neighborhood	RU-43 (Maricopa County)
South	Vacant/ Agriculture	Master Planned Community	Planned Community (PC)
East	Charter School; Saint Henry's Roman Catholic Church; Vacant	Neighborhood	Mixed Residential (MR); Neighborhood mixed Use(NMU) Mixed Residential (MR)
West	Vacant	Neighborhood	Commercial Center (CC)

PUBLIC PARTICIPATION

7. The applicant has advertised in accordance with Section 8 of the Development Code via mailed notice to those property owners within 300 feet of the subject site. The notice of application was mailed on October 7, 2020. This notice also included an invite to a virtual/online Neighborhood meeting, which staff was also in attendance to.
8. In, addition, due to the COVID-19 pandemic the neighborhood meeting was allowed to be conducted as a mailed "virtual" meeting in accordance with the City's emergency guidelines and policies. However, the applicant opted to hold an online meeting for the residents. One resident attended the virtual meeting and the applicant had their questions answered there was also an additional invite by the applicant, the applicant also coordinated a second meeting to go over drainage plans. No support or opposition to the project was noted.
9. One nearby property owner contacted the City via email and indicated concern about drainage.

Table 2: Public Notice

Notification Element	Date
Notice of Application Mailing to Property Owners w/in 500'	October 7, 2020
Virtual Neighborhood Meeting/Notice	October 7, 2020/October 22, 2020 virtual meeting held
Legal Notice – Newspaper	May 22, 2021
Sign Posting	April 26, 2021
Mailed Legal Notice w/in 500'	April 23, 2021

BACKGROUND

10. 1979: Annexed and Zoned Rural Residential (RR) District: Ord. 13-79; Approved 9/18/1979
11. 1996: Rezoned from Urban Residential to Mixed Residential District (MR) : Ord. 16-96; Approved 8/06/1996
12. 2020: Preliminary Plat for PLZS-20-00082 Homes at Susan's Ranch Preliminary Plat submitted and currently on hold per the applicant.
13. May 11, 2021 staff requested the applicant to continue the item to May 25, 2021, to discuss conditions of approval.
14. May 25th staff requested item to be continued to June 8, 2021 due to error in Newspaper – legal notice.

ANALYSIS

Purpose and Intent of PADs

15. The development code allows PAD zoning overlay districts on any zoning district for projects exceeding 10 acres but less than 640 acres. The PAD is a tool to allow for creative land planning by using flexible zoning standards to improve compatibility, function, or fulfill community development goals, which cannot be accommodated through the standard application of the development code. In this circumstance, the PAD is a designed to support the development of a detached single-family home subdivision while proposing a cluster/pod lot layout. The project may evolve into other designs/lot types, however shall conform to the SF-3 zoning, with PAD overlay development standards

stated in Exhibit C “PAD Overlay Lot Setback Table”. The PAD modifies standards related to lot diversity, architecture, and theming.

16. A comparison of the proposed standards to the existing and underlying SF-3 district:

Development Standard	MR Required Standard	SF-3 Required Standard	Proposed PAD Standard*
Lot Size	2,000 s.f. (MFR) / 10,000 s.f. (SFR)	3,000 s.f.	3,125 s.f.
Lot Width	75-feet	30-feet	44-feet
Setback – Front	10-feet	8-feet	5-feet (livable) / 20-feet (garage)
Setback – Rear	10-feet	10-feet	5-feet (patio) / 8-feet (livable)
Setback – Side	5-feet	5-feet	3-feet (8-feet total)
Setback – Corner	5-feet	10-feet	3-feet (8-feet total)
Setbacks – Aggregate	10-feet	10-feet	8-feet
Lot Coverage	30%	65%	65%
Building Height	30-feet	45-feet	45-feet
Open Space	N/A	30%	26.23%

17. The PAD Overlay will also allow for up to 10% of the lots to be permitted up to a 30% increase or decrease in any two (2) of the standards noted in the Development Standards listed in the :PAD Overlay Lot Setback Table”, allowing for flexibility in site planning and field conditions.

Open Space / Trails

18. The PAD ensures high quality HOA-maintained landscaped tracts are proposed throughout the development, which provide open space and trails. The PAD will provide open space with active and passive recreational and amenity opportunities that shall include a variety of amenities including paracourse stations, benches and a pool area. Trails wind through open spaces and connect to interior looped roads with detached 5’ wide sidewalks to provide tree-lined streets to create an intimate feel and pedestrian scale for this neighborhood.
19. Buffering between 18-feet and 46-feet to be provided to the properties to the north.

Site Design Details, Theming

20. In a typical single-family subdivision, varieties of lot sizes are provided. The diversity of lots allows for “buy-up” opportunities and ensures that a variety of homes and price

points are offered in the city. As noted in a previous section, the site is proposing a cluster/pod lots. The applicant has proposed numerous enhanced architecture standards to promote high-quality architecture and diversity and sensitive corner lot façade treatments in addition to products where the rear and side elevations of a home are adjacent to the interior loop streets. Additionally, these standards are intended to reduce the visual prominence of garages through enhanced garage “pushed” back placement standards, driveway surfacing such as pavers and or color options and the introduction of higher quality architectural details.

21. Site perimeter walls will be architecturally treated and have a consistent design and color theme between solid walls, view fence, and partial view walls.

Emergency Access

22. The rezone has been stipulated to utilize existing and planned local streets to provide adequate emergency access, in addition to providing access to adjacent undeveloped parcels. The Fire Department will continue to work with the applicant to ensure that emergency access requirements are provided through the phase(s) of design and construction. Conditions of approval have been provided by the Fire Department.
23. The following City of Buckeye departments have reviewed and have found no outstanding issues with the application:
 - a. Community Services
 - b. Police
 - c. Water Resources
24. The following City of Buckeye departments have reviewed and stipulated conditions of approval for the rezone request:
 - a. Engineering
 - b. Fire
 - c. Public Works
 - d. Development Services

RECOMMENDATION

25. Staff recommends the Planning and Zoning Commission motion for approval with conditions a - dd of PLZZ-20-00011 for the following reasons:
 - Conformance with General Plan

- Conformance with Development Code
 - No outstanding issues for reviewing departments (Engineering, Fire, Public Works, Community Services, Police, Water Resources, and Development Services).
- a. Development of the property shall be in general conformance to the project narrative report entitled “Homes at Susan’s Ranch Planned Area Development Project Narrative (Rezone MR district to SF-3 district with a PAD Overlay)” consisting of 13 pages, dated revised/submitted March 10, 2021, and stamped 2nd submittal received March 11, 2021, except as modified by the following conditions.
 - b. Development of the property shall be in general conformance to the “Exhibits” consisting of 16 pages, dated revised March 10, 2021, stamped 2nd submittal received March 11, 2021, except as modified by the following conditions.
 - c. Within 30 days of council approval, the PAD narrative shall be revised to include and/or clarify the following:
 1. Identify the maximum width of the garage that will be permitted within the development.
 2. For the cluster housing proposed, the location of the front door will be allowed on the side, front, and/or rear of the home.
 3. Front yard landscaping will be included by the developer and will follow a consistent theme with package allowances.
 4. Roofing materials will be tile.
 5. The “Landscape Character Elements” exhibits in PAD section 4(B) of the narrative report will reference exhibits “J,” “K,” “L,” and “M,” as modified.
 - d. Within 30 days of council approval, the PAD exhibits shall be revised to include and/or clarify the following:
 1. Exhibit “C” shall be titled “Conceptual Overall Site Plan.”
 2. Add the following note to Exhibit “C”: “Site plan/plat has not been reviewed or approved. The exhibit provided is conceptual in nature; it does not provide internal connectivity to adjacent properties as required by Article 6.”
 - e. The site plan, lot and street layout, conceptual landscape plan, and architectural designs within the PAD are conceptual. All future plans and reports shall comply with the standards of the PAD.
 - f. The property owner(s) and any successors thereof waive any and all claims for diminution in value of the property with regard to any action taken by the City of Buckeye as a result of this approval.
 - g. A Streetlight Improvement District (SLID) is required to pay for the power of streetlights on public streets that border this private subdivision in accordance with City Code Chapter 20, Section 20-15-1.
 - h. The HOA shall forever maintain all landscaping in the public rights of way that border this private subdivision.
 - i. All residential units will require automatic fire sprinkler systems for this development.
 - j. Two fire apparatus access roads are required, and they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. The minimum street width will be 32 feet measured at the front of the curb. The maximum Cul-De-Sac length is 660 feet. The maximum distance from emergency vehicle parking to all exterior points of each unit will be limited to 150 feet. If this emergency vehicle parking distance cannot be met, dry horizontal standpipes will be required. This includes all dead-end driveways.
 - k. All streets must conform to the Phoenix/Maricopa County street name and hundred block grid system.

- l. Minimum fire flow is 1500gpm for a duration of four hours and/or must meet the adopted City of Buckeye Fire Code and Engineering Design Standards. All fire hydrants and fire lines will need to be reviewed and approved by the Fire Marshal. Each phase will require two water connection points to support the required fire flow.
- m. The required turning radius of a fire apparatus access road shall be determined by the fire code official. Please show the turning radius on a single page of the preliminary plat. Provide a WB-50 auto-turn template for Cul-De-Sac or Knuckle designs.
- n. This subdivision will require bi-directional emergency access and secondary access off Miller Road or 247th Avenue.
- o. Residential developments where the number of dwelling units exceeds 20 shall be provided with two separate and approved fire apparatus access roads. Any phasing plan will need to be reviewed and approved by the City of Buckeye Fire Marshal prior to building permits being issued.
- p. The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of the terrain, climatic conditions, or other factors that could limit access.
- q. The subdivision needs to be designed with collector streets that provide interconnection points to adjacent subdivisions and half-mile to mile internal non-loaded collector streets throughout the subdivision between major arterial/collector roads. Each Phase will need to meet the remoteness requirement showing two points of internal and external egress points.
- r. Look to design some cross-access to the various areas of the development. This is to include connection points into other and existing and future residential/commercial developments.
- s. Prior to rezone approval, a legal description and Exhibit, signed and sealed by an Arizona registered land surveyor, meeting the Maricopa County Recording standards, must be provided and approved for the project.
- t. Secondary access that meets all fire department requirements under IFC 2012 is required prior to either preliminary plat or site plan approval.
- u. All dimensioning and detailing on Exhibit G is not approved by Engineering.
- v. No parking will be allowed on private access ways, as shown in Exhibit H. The private CC&R's shall reflect this restriction.
- w. Trees are not allowed in Public Utility Easements (PUEs) unless approved by all utilities.
- x. Engineering does not approve the typical section for Lower Buckeye Road as shown on Exhibit I. Lower Buckeye Road shall comply with the most current design of the intersection of Lower Buckeye Road and Miller Road.
- y. Regarding the Circulation System section of the Project Narrative, Engineering has not approved half street right of way and cross-section for Lower Buckeye Road.
- z. The drainage flows and conveyance ways through this project, or as modified by this project, and as needed to be conveyed under Lower Buckeye Road, will be required to undergo submittal, review, and approval by the City of Buckeye Engineering Department prior to either a preliminary plat or site plan approval.
- aa. All street geometry shall comply with City of Buckeye Engineering design standards.
- bb. Any proposed access gate to this development shall meet all City of Buckeye Fire requirements.
- cc. This project is required to meet all City of Buckeye Engineering Standards and requirements at the time of development.
- dd. The above Engineering stipulations were generated in reference to the following documents:
 1. Project Narrative – Stamped 2nd submittal, received Mar 11, 2021.
 2. Exhibits – Stamped 2nd submittal, received Mar 11, 2021.

ATTACHMENTS

- PAD narrative & exhibits
- Citizen Participation Report
- Email from resident

Prepared by:

Andrea Marquez, Principal Planner II

Reviewed By:

Terri Hogan, AICP, Deputy Director of Planning

Homes at Susan's Ranch

Planned Area Development

Project Narrative

(Rezone MR district to SF-3 district with a PAD overlay)

related to approximately 22.8 net acres located east of the northeast corner of Miller Road and Lower Buckeye Road in Buckeye, Arizona



Application #: PLZZ-20-00011

Date Revised / Submitted: March 10, 2021

Introduction:

This revised Project Narrative is related to an application to rezone approximately 22.8 net acres (~23.8 gross acres), located approximately 920-feet east of the northeast corner of Miller Road and Lower Buckeye Road in the City of Buckeye (the “Site”), from MR (Mixed Residential) District to SF-3 (Single-Family Residential – 3,000 square foot minimum lot size) District, with a Planned Area Development overlay, in order to develop a 144-lot single-family detached residential subdivision. The proposed density is approximately 6.3 d.u./acre.

The preliminary name of this proposed development is “Homes at Susan’s Ranch”.

A vicinity map is included as Exhibit “A”.

Homes at Susan’s Ranch is designed to be a workforce housing development, offering home ownership for those who work in Buckeye and desire to be able to live there too, such as teachers and emergency response professionals.

The Site for “Homes at Susan’s Ranch” is comprised of three (3) parcels: APN’s 504-63-137W, 504-63-543 and 504-63-547A, which were previously owned by the Wrublik family, which have owned this and other properties in and around the City of Buckeye (and have been residents of Buckeye) for generations. These three parcels have all recently been purchased by “Rapid Wags Properties LLC”

The application number for this rezoning is PLZZ-20-00011. The initial submittal was made on August 26th, 2020. Pre-Application Meetings for this proposal were previously held for this development on December 12, 2019 and April 23, 2020.

Current Site Conditions:

The Site is composed of three contiguous parcels that have successive north-south boundaries. The western parcel of the Site (Maricopa County Assessor Parcel Number “APN” 504-63-137W; herein referred to as “APN 137W”) is approximately 15.99 acres in size (696,386 square feet). The middle parcel of the Site is APN 504-63-547A; herein referred to as “APN 547A”, and is approximately 5.81 acres (253,073 square feet) in size. The eastern parcel of the Site is APN 504-63-543; herein referred to as “APN 543”, and is approximately one-acre (43,560 square feet) in size. An Area Context Plan, indicating the relationship of the subject site to the surrounding area, is included as Exhibit “B”.

The Site has approximately 640-feet of frontage along the northern side of Lower Buckeye Road, adjacent to APN 137W.

The Site was originally included as part of the “Buckeye North” plat that was recorded in 1973 (exact date illegible). The Site, along with other nearby areas, were later excluded

from the plat (including the underlying platted streets). For reference, the subject Site appears to have been what were all or part of Lots 87-95, 98-108, 121, 122 and 125-129 under that previous plat. The related platted roadways were also abandoned, as were “Magnolia Street” (running generally northeast/southwest through the Site) and 249th Drive (a short cul-de-sac coming northward off Lower Buckeye Road).

The Site is located within a portion of the SW¼ of Section 17, Township 1 North, Range 3 West, Gila and Salt River Meridian, Maricopa County, Arizona. A legal description of the Property is included with this resubmittal.

The subject Site is presently vacant, undeveloped desert, and slopes from the north to the south, with a grade change of approximately 12-feet across the Site.

No significant waterways otherwise exist or were observed on the Site; however, there are several small drainageways/small wash areas within the northern portion of the Site (some appearing to handle offsite flows from the north and east), which terminate in a manmade drainageway/small wash that runs from the northeastern portion of the Site to the southwest corner of the Site, where it joins with a small drainageway along the northern edge of Lower Buckeye Road. This then flows westward towards Miller Road (there are small culverts under Lower Buckeye Road which send a portion of these flows to the south). These existing drainage conditions may be adjusted as determined by the City of Buckeye through the review of the related Preliminary Plat and the subsequent Final Plat and related Improvement Plans and Reports.

Project Description:

As noted previously, this rezoning request is from MR District to SF-3 District with a Planned Area Development (PAD) overlay, in order to develop a 144-lot single-family detached single-family residential subdivision. The proposed density is approximately 6.3 d.u./acre.

A conceptual land use plan (“Overall Site Plan”) for Homes at Susan’s Ranch is included with this submittal under Exhibit “C”, which indicates that the overall development is designed to accommodate existing topographical conditions, as described above.

Exhibits indicating the General Plan Land Use of the Site and surrounding area is included as Exhibit “D”, and exhibits indicating the existing and the proposed zoning of the Site are included as Exhibit “E” and Exhibit “F”, respectively. Both exhibits also indicate the surrounding zoning.

As indicated on the Overall Site Plan, the majority of the lots are arranged in clusters, or pods. Each cluster/pod includes 6 to 9 lots, and each cluster/pod has an interior private drive that is expected to be privately-maintained. There are also lots in a more non-cluster/pod form that “front” onto the interior drive. Details regarding the proposed

streetscape and the cluster/pod design are included as Exhibit “G” and Exhibit “H”. The goal for Homes at Susan’s Ranch is to provide for true “workforce” housing that is affordable to those wanting to both work Buckeye, and also live and have home ownership in Buckeye. To this end, the ultimate development of Homes at Susan’s Ranch is proposed to occur in this cluster/pod-like design; however, the project may evolve into other designs / lot types, but in any event will conform with the underlying requested SF-3 zoning, with a PAD overlay, and the development standards contained herein. The related Preliminary Plat and Final Plats will reflect the final design concept.

Approximately 26.23% of the Site is devoted to open space (approximately 6.24 acres), which is concentrated along existing and natural drainage areas and retention areas. These areas will be landscaped (existing vegetation will be salvaged and supplemented, where necessary).

In addition to these open space areas, a common streetscape is proposed along the main interior loop road. This interior loop road proposes detached 5’ wide sidewalks to provide for tree lined streets and to create an intimate feel and pedestrian scale associated with this neighborhood.

Several common / open space gathering areas are proposed throughout the project, and include amenities such as tot lots, barbeques, pool area and other active and passive areas. Exhibits indicating streetscapes, open space areas and amenities are included as Exhibits “I”, “K” and “L”. Exhibit “J” indicates the conceptual entry feature and walls for this development.

It has not been determined whether or not this development, Homes at Susan’s Ranch, will be developed as more than one phase. This will be determined in conjunction with the Final Plat as may be submitted for all or a portion of the project Site.

A Preliminary Grading & Drainage Plan, and a related Drainage Report, have been prepared and submitted with the initial related Preliminary Plat submittal, and will be revised and resubmitted pending engineering-related discussions with the City of Buckeye and zoning approval. We note that a portion of our drainage and retention needs are included on the adjacent Saint Henry Roman Catholic Church property, who we have been working with to address regional drainage and local retention issues. The extent of any such “offsite” drainage and retention areas will be determined in conjunction with the related Final Plat / Improvement Plans process, which will include any needed easements.

Since the initial submittal, and as requested by the City of Buckeye, this overall project has been working to address the following:

- Cross-section of Lower Buckeye Road as a major collector roadway, as development of the south-half is constrained due to the existing overhead high-voltage lines and supporting towers. This is indicated on Exhibit “I”.

- Offsite drainage issues related to this project and adjacent areas, and how they may affect Lower Buckeye Road.

At this time, the related Preliminary Plat is to remain “on hold” pending the above issues and the approval of this rezoning request.

Planned Area Development (PAD):

A Planned Area Development (PAD) overlay is also requested in conjunction with the requested SF-3 zoning to permit greater flexibility within this development by utilizing and preserving the existing physical features of this project Site. Additionally, although this project conforms to many of the development standards of the SF-3 zoning district, variations are requested to accommodate the cluster/pod design, also necessitating the need for the PAD (Planned Area Development) overlay. A comparison of the existing MR, underlying SF-3 and proposed PAD development standards are as follows (variations are in **bold**):

Development Standard	MR Required Standard	SF-3 Required Standard	Proposed PAD Standard*
Lot Size	2,000 s.f. (MFR) / 10,000 s.f. (SFR)	3,000 s.f.	3,125 s.f.
Lot Width	75-feet	30-feet	44-feet
Setback – Front	10-feet	8-feet	5-feet (livable) / 20-feet (garage)
Setback – Rear	10-feet	10-feet	5-feet (patio) / 8-feet (livable)
Setback – Side	5-feet	5-feet	3-feet (8-feet total)
Setback – Corner	5-feet	10-feet	3-feet (8-feet total)
Setbacks – Aggregate	10-feet	10-feet	8-feet
Lot Coverage	30%	65%	65%
Building Height	30-feet	45-feet	45-feet
Open Space	N/A	30%	26.23%

- * Up to 10% of the lots are permitted up to a 30% increase or decrease in any two (2) of the standards noted above, to allow for flexibility in Site planning and field conditions.

As noted above, Homes at Susan’s Ranch exceeds nearly all of the development standards of the proposed SF-3 zoning district, but seeks variations in regard to setbacks to reflect the character of the clusters/pods proposed for this workforce housing project.

Section 2.7.2 of the Buckeye Development Code describes five main purposes, or objectives, that apply to the Homes at Susan's Ranch PAD. Following is a review of each of these objectives and an explanation of how they are achieved through the Homes at Susan's PAD:

1. To permit greater flexibility within the development to best utilize the physical features of the particular Site in exchange for greater public benefits than would otherwise be achieved through development under this Development Code.

Response:

- The proposed development is designed to accommodate the existing topography and address minor drainage features within the Site, as well as to address and enhance offsite drainage conditions to the south of the Site.
- To achieve the above topographic-related design considerations, the existing drainage feature that runs diagonally through the Site is proposed to be the focal point for internal non-vehicular circulation, with a connected trail system and way-stops (with benches and Parcourse stations) spread along the trail / drainage way system for users.
- This same improved drainage feature is also the focal point for the main entrance, which will have a view of this area as someone enters the development and when they make either a right or left soon after entering the development.
- Further, Homes at Susan's Ranch will offer additional amenities such as a ramadas, barbeque areas, areas of turf for active recreation, and even a pool area for the use of the residents.
- To achieve the goal as a workforce housing development, the requested PAD standards are necessary to maximize the available area for homes while still providing open space with active and passive recreational and amenity opportunities.

Collectively, the foregoing improvements constitute greater public benefits than would otherwise be required or achieved through development under the Buckeye Development Code. However, in order to provide for such benefits, the developer of Homes at Susan's Ranch will need flexibility in the lot size diversity otherwise required under the Code.

2. To ensure that any development impacts that occur through the use of greater flexibility are mitigated to the greatest extent feasible so as not to create adverse impacts on neighboring properties or the surrounding neighborhood.

Response:

The proposed development is adjacent to existing development to the north (residential, within a County island) and to the east (Saint Henry Catholic Church, which is the seller of the Site and supports this project). For the existing residences to the north, an additional width of landscaped drainage corridor has been added to the depth of the northern tier of lots adjacent to this common property boundary. This drainage corridor varies between 18-feet and 46-feet in width. This width is in addition to the required setbacks to the setbacks for both.

3. To encourage the provision and preservation of meaningful open space;

Response:

As noted above, the proposed development has been designed to maintain the existing topography to the extent possible, and to also maintain the drainage-way that runs diagonally through the Site and utilize it, where possible, as an enhanced open space and amenity feature, as depicted on the exhibits included with this resubmittal (specifically, Exhibits “C”, “I”, “K”, “L” and “M”).

In addition, Homes at Susan’s Ranch PAD proposes a variety and number of open space and amenity areas not only within the existing/enhanced drainage-way area, but throughout the project as indicated on the above-noted Exhibits. These include the following:

- Turf areas for active and passive recreational use that are connected through the internal trail system. Some of these include seating areas and Parcourse stations
- Pedestrian connectivity through the internal trail and sidewalk system, which allow separate, but interconnected, opportunities for pedestrian and other non-vehicular activity
- A pool area, with a ramada, sun deck with tables and chairs, spa and restrooms, which will be a much-utilized focal point for the community
- Buffering (interface) to the properties to the north, as noted above, with a width between 18-feet and 46-feet
- In addition to these open space areas, a common streetscape of tree-lined streets, is proposed along the main interior loop road, which includes detached 5’ wide sidewalks to create an intimate feel and pedestrian scale associated with this neighborhood.

These open space and common areas create a walkable, cohesive, and amenity-rich environment that is needed and required for a Planned Area Development.

4. To encourage integrated and unified design and function of the various uses comprising the PAD; and,

Response:

As a residential development as the sole use, the proposed development utilizes an integrated and unified design throughout the project, with an architectural and landscaping theme that will be complimentary to each other.

The PAD is composed of single-family detached residential lots, in clusters, connected by an integrated network of trails and sidewalks, active and passive open space, recreational opportunities and recreation facilities as further described within this Narrative.

A. Architectural Elements: One (1) and two (2) story homes are proposed for Homes at Susan's Ranch. At this time, the architectural theme for the homes is conceptual in nature, as depicted on Exhibits "N.1", "N.2" and "N.3", which indicate three (3) different representative home elevations. Homes will contain the following design elements:

- Limitations such that no homes of the same color or elevation treatment are adjacent to another
- A variety of one- and two-story homes different home options, each with distinctive elevations
- Choices in color/trim packages for the exterior of each home, to include the use of stone, brick or similar veneer
- Enhanced garage doors, with an accent color representative of the respective home, using opaque clear "windows" near the top to allow for use of natural lighting and to also provide for visual relief
- Windows that are visible will include architectural features such as pop-outs or faux shutters
- Interior floor plans (at least three (3) per home) designed with the homeowner in mind
- Where sides or rear elevations of a home are adjacent to the interior loop street, such as a corner lot, the respective elevations will be enhanced, with pop-outs and other exterior treatments designed to add visual interest
- Front porches that are actually usable

- Garages that are “pushed” back from the front of the home to reduce a garage-dominated look
- Front yard landscaping that will follow a consistent theme / package. Although not yet determined if to be installed by developer or individual homeowner, it will be installed within a specified timeframe
- Driveway surfacing / color options
- Roofing design options (likely tile, with variations in type and color)

Specific details indicating compliance with the above will be provided prior to issuance of any permits for a home.

B. Landscape Character Elements: Landscaping is an integral and important element of the Homes at Susan’s Ranch development. The landscaping theme for this development is currently conceptual in nature, and is depicted on Exhibits “X”, “X” and “X”. Detailed landscape plans will be provided concurrently with the initial Final Plat submittal, and will indicate the following landscape design elements:

- A common themed streetscape of tree-lined streets along the main interior loop road, with 5-foot detached sidewalks also along the main interior loop roadway to create an intimate feel and pedestrian scale associated with this development
- Enhanced landscaping along Lower Buckeye Road, as indicated on Exhibit “I” and designed in consultation with the City of Buckeye
- Turf areas for active and passive recreational uses that are connected through the internal trail system. Some of these include seating areas and Parcourse stations and are visible from the main interior loop road
- Pedestrian connectivity through the internal trail and sidewalk system, which allow separate, but interconnected, opportunities for pedestrian and other non-vehicular activity
- Buffering (interface) to the properties to the north, as noted above, with a width between 18-feet and 46-feet
- Entry Monuments and Subdivision Wall designs as indicated on Exhibit “J”.

A Homeowners Association (“HOA”) will be created to maintain common areas and monitor compliance of homes/lots.

5. To encourage a more productive use of land consistent with the public objectives and standards of accessibility, safety, infrastructure and land use compatibility.

Response:

As evidenced within the materials included within this resubmittal, this proposed development provides for the public objectives and standards for accessibility (by providing for vehicular and non-vehicular/pedestrian movement throughout the development), safety (gated community, with clusters of homes and amenities and walkways that are “open” to view), infrastructure (which will be provided as required by the City of Buckeye), and land use compatibility (as noted in goal #2 ‘B’ above).

In addition, the primary purpose of this proposed development is to provide for “workforce” housing so that people can both work and live in Buckeye, with home ownership that is affordable to teachers, emergency responders, and others in the community.

Current General Plan Designation:

The Site is designated for “Neighborhood” uses within the recently-adopted Buckeye General Plan 2040. Areas designated as “Neighborhood” allow for a number of uses; most notably are single-family (attached and detached), and multifamily, such as apartments and condominiums. The proposed density of this development is approximately 6.3 d.u./acre, and the density of the existing MR zoning district is up to approximately 22 d.u./acre. Per Policy G-1.3 of the Buckeye 2040 General Plan, residential densities greater than 4 dwelling units per acre, but no greater than 8 dwelling units per acre, may be permitted in the Neighborhood land use designation but should only be designed to take primary access from a major collector or higher street classification.

This development proposes primary access from Lower Buckeye Road, which is designated as a Major Collector roadway. Additionally, with a proposed density of 6.3 d.u./acre, this proposed single-family residential development, “Homes at Susan’s Ranch” is consistent with, and conforms to, the Neighborhood designation of the Buckeye 2040 General Plan.

An exhibit indicating the land use designation for the Site as noted within the approved Buckeye General Plan 2040 is included in Exhibit “D”.

Circulation System:

The Site has direct access to Lower Buckeye Road along its southern frontage (approximately 640-feet of frontage along APN 137W). This access is proposed to be gated. Lower Buckeye Road, per discussions with City of Buckeye staff, is classified as a major collector roadway, but has not yet been fully developed to a major collector roadway standard. There is an existing half-street dedication of 75-feet for the north-half of Lower Buckeye Road, adjacent to the Site, per the recorded Buckeye North plat. The determination as to additional dedications for Lower Buckeye Road has been resolved with the City of Buckeye Engineering Division.

Lower Buckeye Road is currently a two-lane paved roadway (one lane in each direction). Additional improvements to Lower Buckeye Road will be as required by the City of Buckeye. From Lower Buckeye Road, an internal, divided roadway will provide for access into/out of Homes at Susan's Ranch.

Although the Site has no direct access to any other public roadways in the area, secondary access, as required, may be one of the following three (3) possible alternatives as ultimately approved by the City of Buckeye Engineering and Fire Departments:

- Working with the property owners/developers of the commercial property to the west (APN's 504-63-137T, 137U & 137V) regarding shared access. Meetings and discussions with this group have already occurred and continue.
- Utilizing an existing easement through the southern portion of the Painted Desert Montessori Academy. This would allow for access to 247th Avenue (possibly for emergencies only).
- Acquiring a portion of the property to the east (APN 504-63-546A) in order to gain full public access

The determination as to a secondary access will be finalized through the platting (Preliminary/Final) and related Improvement Plan processes.

The divided gated entrance roadway provides access to an internal, two-lane loop roadway, which provides access to driveways to the clusters/pods (and to several lots). The interior loop roadway provides one paved lane in each direction, plus curb and gutter, within a 32-foot wide private tract. Also provided will be an open space tract to the exterior of each side of the roadway, which will include an 8-foot public utility easement, street trees (tree-lined street) and a 5-foot wide sidewalk throughout. This design will provide and encourage an intimate feel and a pedestrian scale indicative of this neighborhood development.

Off the loop road there will be paved shared private driveways, which allow for interior access to the lots within each cluster/pod.

Cross sections of the above roadway types are provided within Exhibit “I”.

Each home will have two onsite parking spaces. Additional guest parking is provided in selected areas, as required by the City of Buckeye. No parking will be allowed on the interior loop roadway nor the private accessways within the clusters.

Relationship to Surrounding Properties:

To the east of the Site are three properties: Saint Henry Catholic Church, which is zoned Neighborhood Mixed Use (“NMU”), vacant/undeveloped desert (zoned Mixed Residential (“MR”)) and the Painted Desert Montessori School to the north of Saint Henry’s (also zoned Mixed Residential (“MR”)).

Immediately to the north of the Site are single-family residential homes that “back” to the Site on lots that are approximately one (1)-acre in size, and were platted as part of the Buckeye North subdivision. They are all zoned Rural-43, and are not located within the City of Buckeye (under the jurisdiction of Maricopa County). The homes all appear to be single-story manufactured homes.

To the south of the Site, across Lower Buckeye Road, are two large undeveloped parcels that are currently being used for agricultural purposes. Both are zoned Planned Community (“PC”).

As noted previously, an Area Context Plan, indicating the relationship of the subject site to the surrounding area, is included as Exhibit “B”.

Project Services & Utilities:

Water and wastewater will be via connection to the City of Buckeye respective systems, and will be placed within easement types as required by the City of Buckeye. As necessary for the subdivision of the Site, a Certificate of Assured Water Supply will be acquired in conjunction with the Final Plat.

Emergency services (police and fire) will also be provided by the City of Buckeye. Refuse will be provided by the City of Buckeye.

As discussed with and agreed to with the City of Buckeye, refuse collection will occur along the interior loop roadway, with curb-marked locations for each Lot (for both refuse and recycling containers). Exhibit “G” indicates how this refuse collection placement is proposed.

Electricity will be provided by APS (Arizona Public Service), while telecommunications

are offered by a number of providers.

Preliminary discussions have occurred with the school districts via the Pre-Application Conference Meetings, and will continue throughout the rezoning process, with the intent that this project receive their support (including, if required, securing donation agreements).

HOMES @ SUSAN'S RANCH

Vicinity Map

Exhibit A

SITE

INTERSTATE-10
PAPAGO FREEWAY

W YUMA ROAD

W DURANGO STREET

S MILLER ROAD

S 247TH AVENUE

S APACHE ROAD

W LOWER BUCKEYE ROAD

W WARNER STREET

ROOSEVELT IRRIGATION DISTRICT CANAL

2nd Submittal

PLZZ-20-00011

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MAR 11 2021

CITY OF BUCKEYE by:
WD



10 March 2021

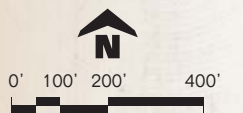
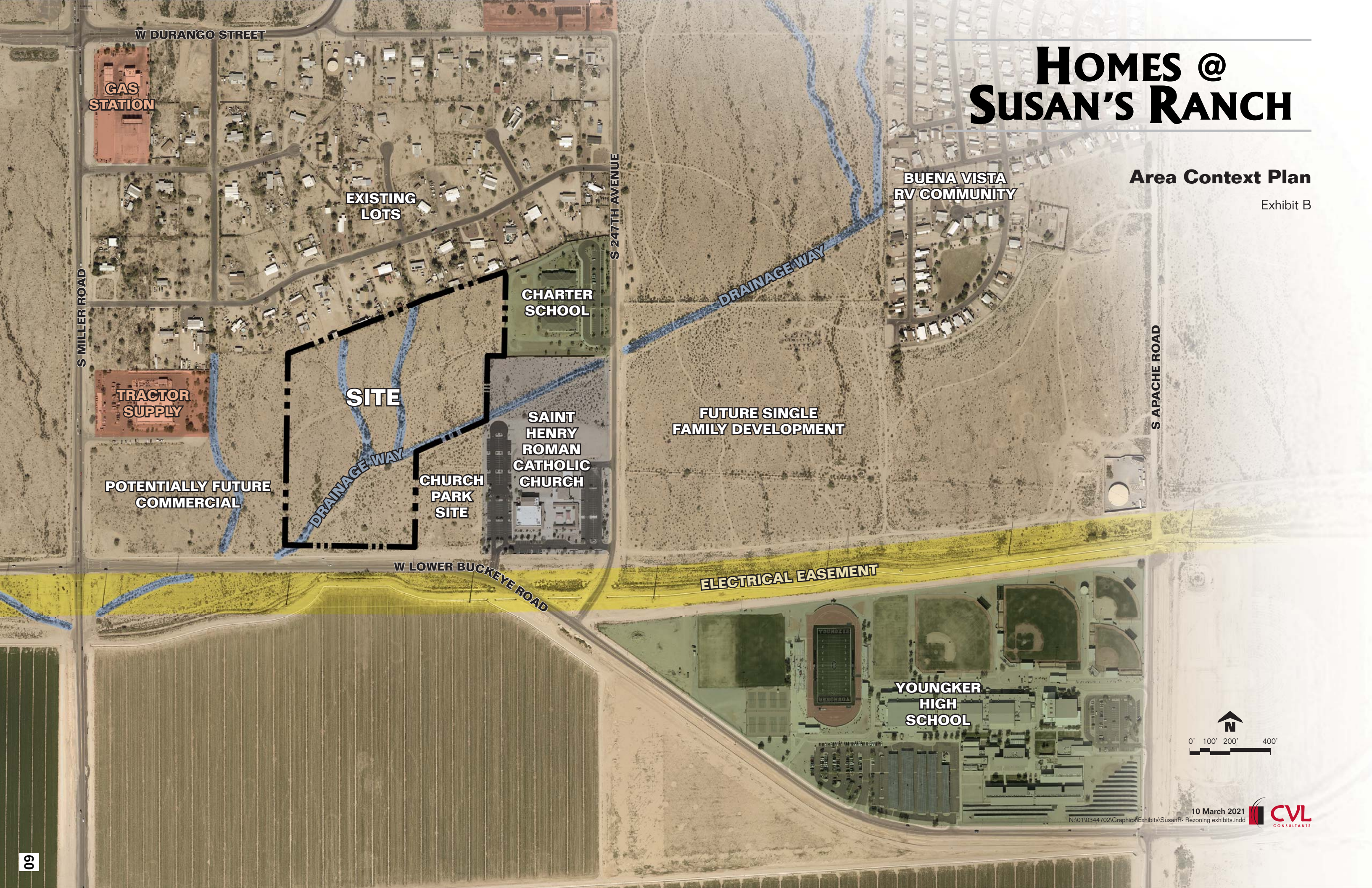
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HOMES @ SUSAN'S RANCH

Area Context Plan

Exhibit B



10 March 2021

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HOMES @ SUSAN'S RANCH

Overall Site Plan

Exhibit C

Site Data Table

Project Land Parcels	"504-63-137W, 504-63-547A, 504-63-543"	A.P.N. #'s
Site Acreage (net)	22.80	Ac.
Typical Lot Size	Varies	
Minimum Lot Size	3111.50	S.F.
Open Space Area	5.98	Ac.
Open Space Percentage	26.23	%
Lot Count	144	Lots
Density	6.32	DU/Ac.

PAD Overlay Lot Setback Table

Front (livable/porch)	5'	*
Front (garage)	20'	*
Side (minimum)	3'	*
Side (combined)	8'	*
Rear (livable)	8'	*
Rear (patio)	5'	*
Building seperation (minimum)	8'	*
Lot Coverage	65%	*

Note:
* 10% of lots are permitted up to a 30% increase / decrease in any two (2) of the standards noted above, to allow for flexibility in site planning and field conditions.



W LOWER BUCKEYE RD

S 247TH AVE

HOMES @ SUSAN'S RANCH

General Plan Land Use

Exhibit D

LEGEND

	Business Commerce Park
	Master Planned Community
	Neighborhood
	Site Boundary

SITE
Neighborhood

W LOWER BUCKEYE RD

**Master Planned
Community**



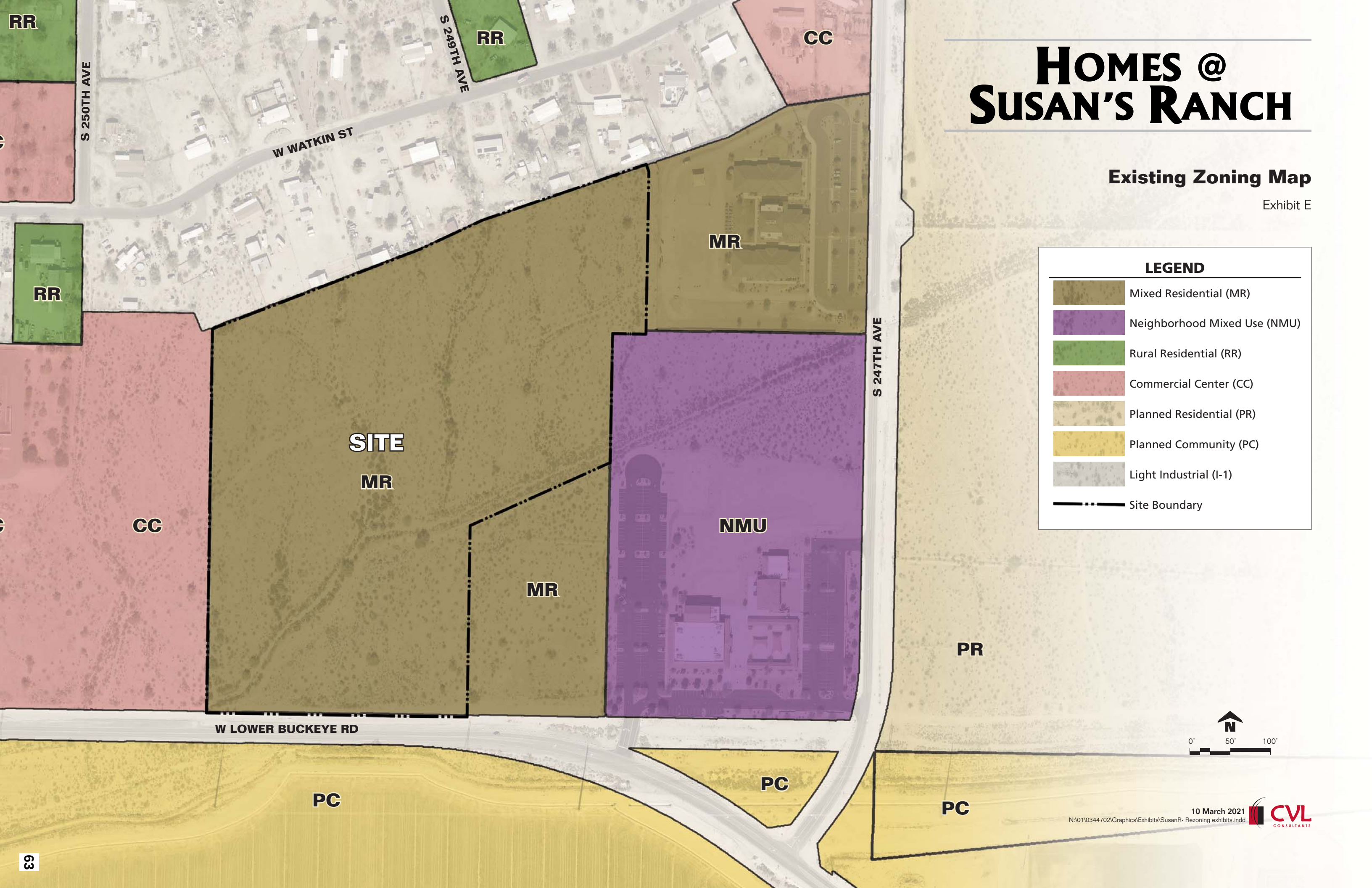
HOMES @ SUSAN'S RANCH

Existing Zoning Map

Exhibit E

LEGEND

	Mixed Residential (MR)
	Neighborhood Mixed Use (NMU)
	Rural Residential (RR)
	Commercial Center (CC)
	Planned Residential (PR)
	Planned Community (PC)
	Light Industrial (I-1)
	Site Boundary



HOMES @ SUSAN'S RANCH

Proposed Zoning Request Map

Exhibit F

LEGEND

Existing

Mixed Residential (MR)

Neighborhood Mixed Use (NMU)

Rural Residential (RR)

Commercial Center (CC)

Planned Residential (PR)

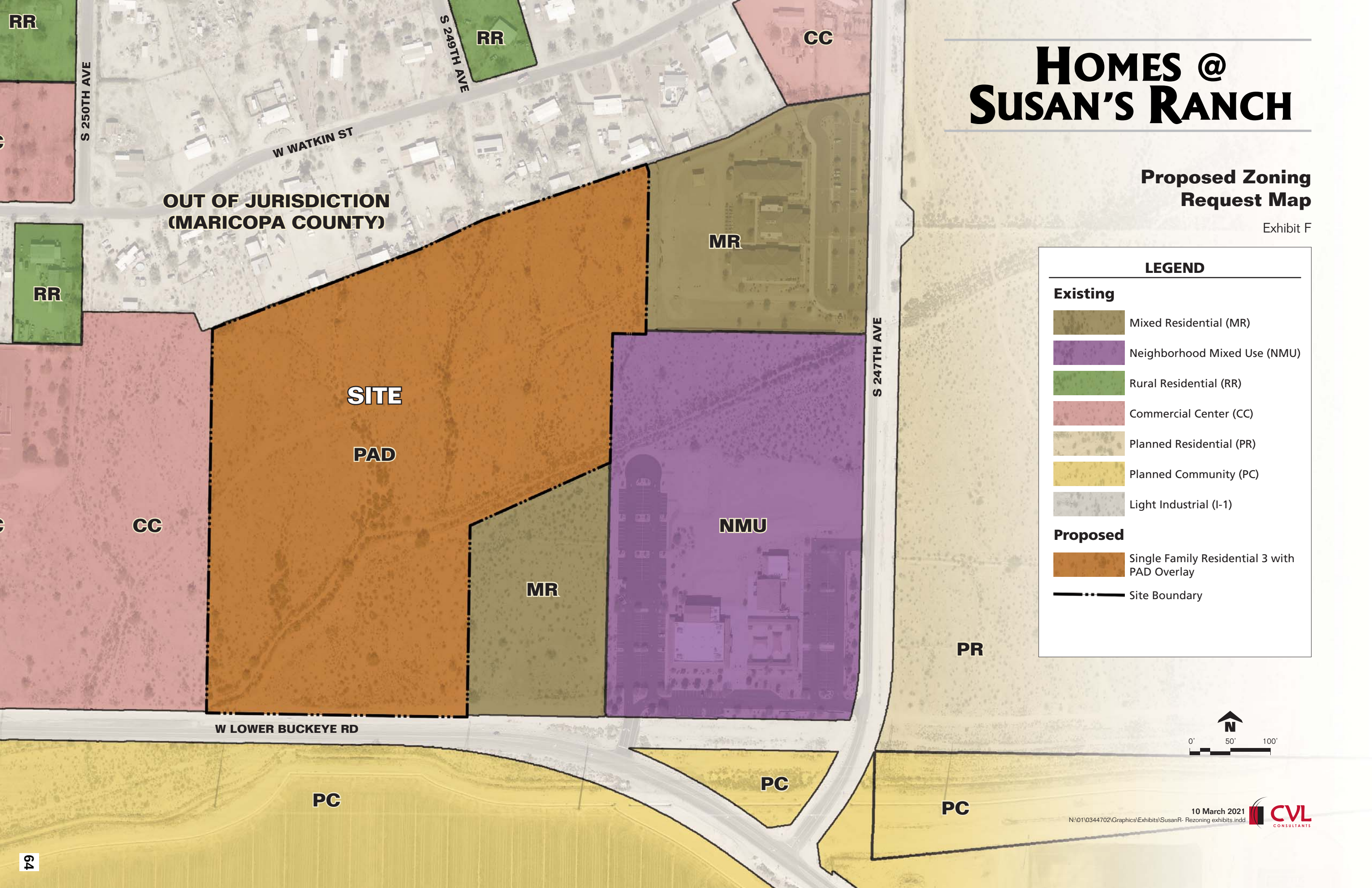
Planned Community (PC)

Light Industrial (I-1)

Proposed

Single Family Residential 3 with PAD Overlay

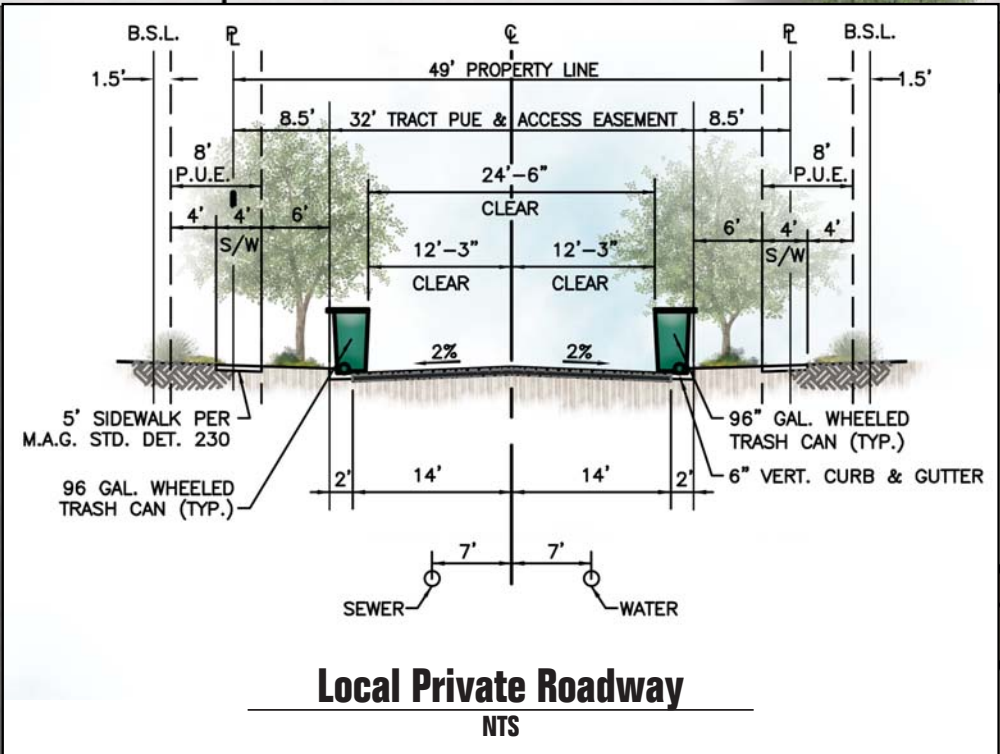
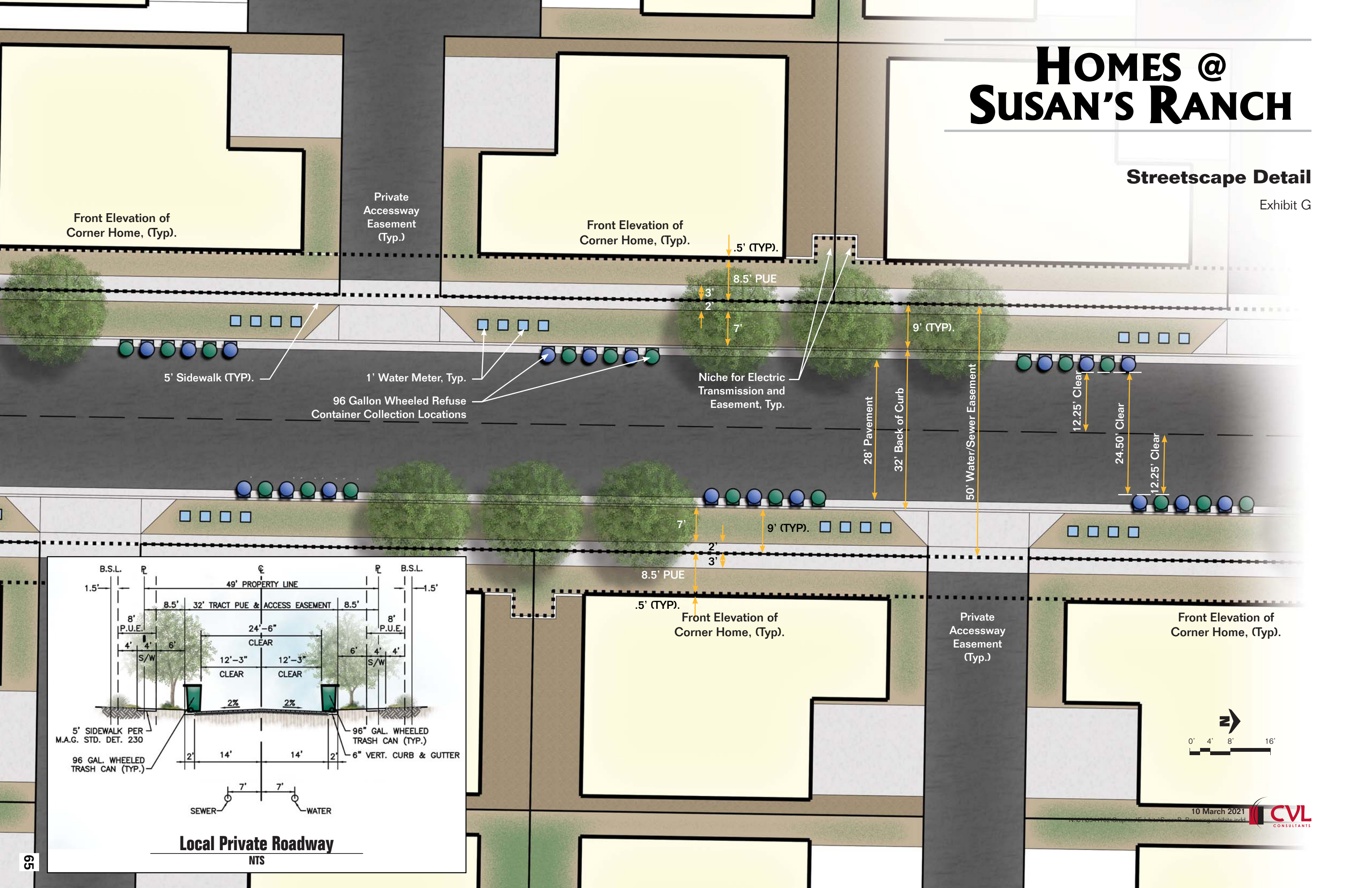
Site Boundary



HOMES @ SUSAN'S RANCH

Streetscape Detail

Exhibit G



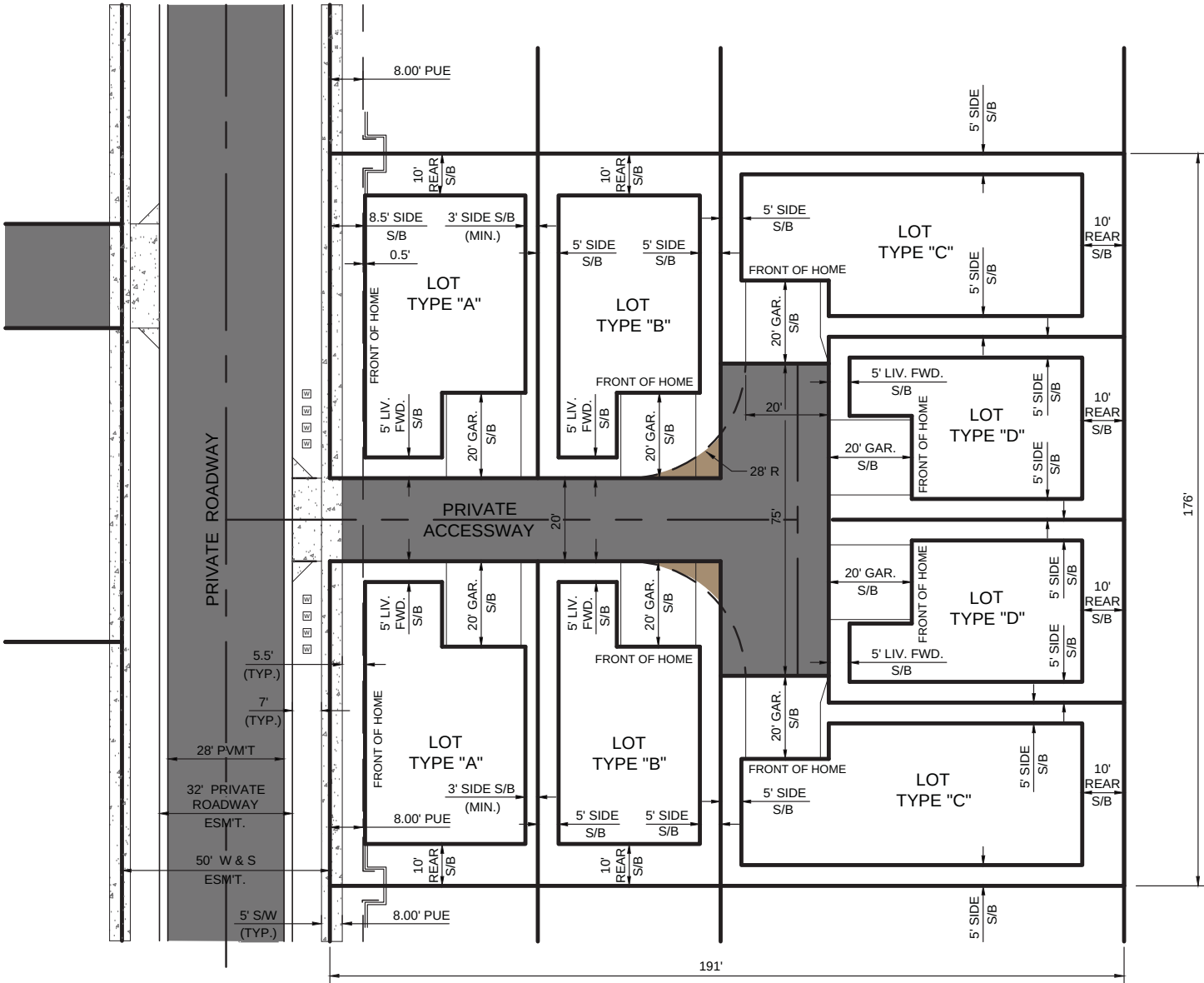
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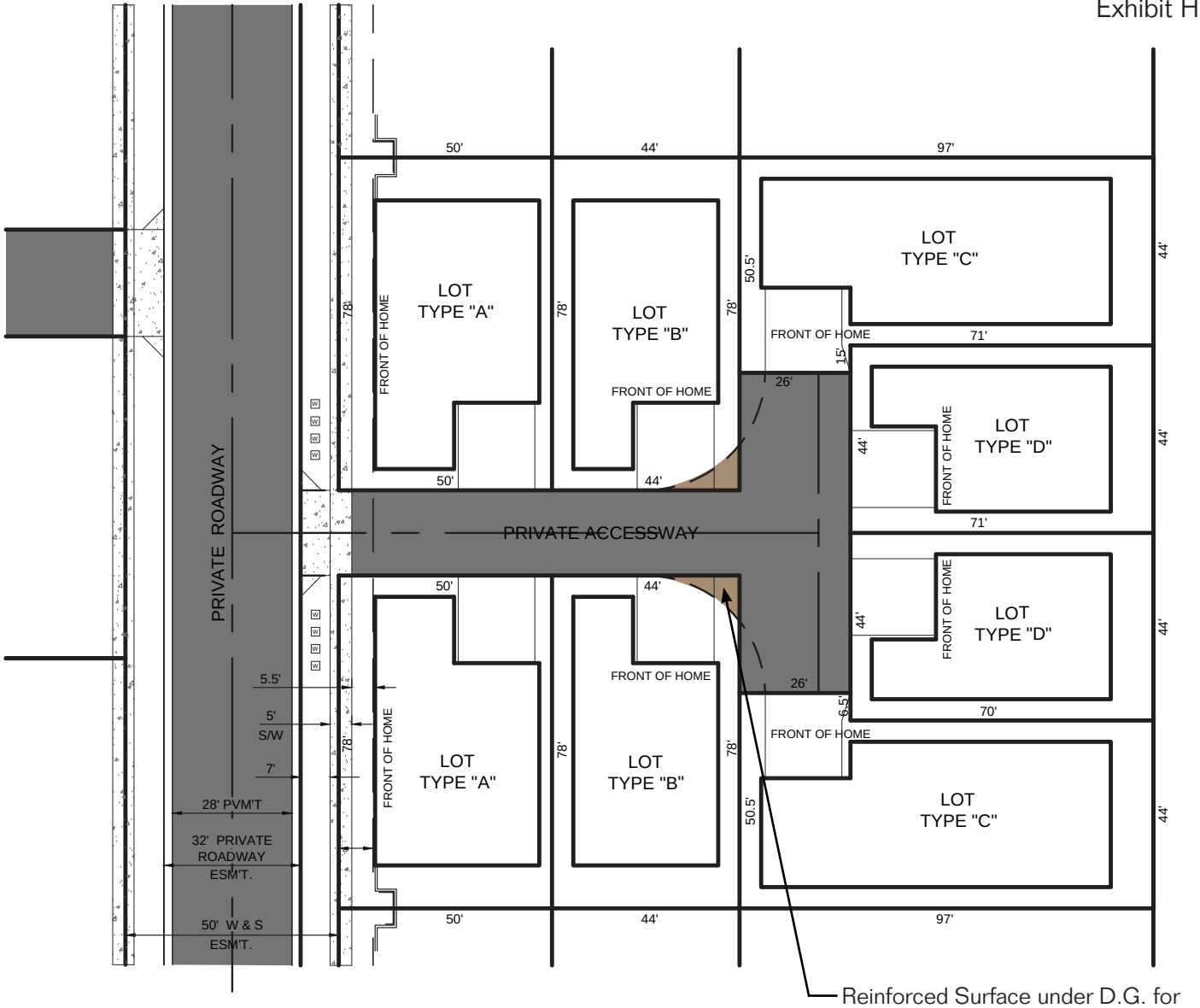
Cluster "Pod" Details

Exhibit H



TYPICAL CLUSTER "POD" SETBACK AND DIMENSION DETAIL

* NOTE: ALL SETBACKS, DIMENSIONS, NOTES, ETC. SHOWN MUST CONFORM TO APPROVED ZONING STANDARDS



TYPICAL CLUSTER "POD" LOT TYPE AND DIMENSION DETAIL

* NOTE: ALL LOT DIMENSIONS SHOWN ARE MINIMUMS. LOT NOTES SHOWN ARE TYPICAL.

Design and dimensions of private accessway conforms to COB Std DET 31445

Reinforced Surface under D.G. for Emergency Vehicles Support (TYP).

10 March 2021

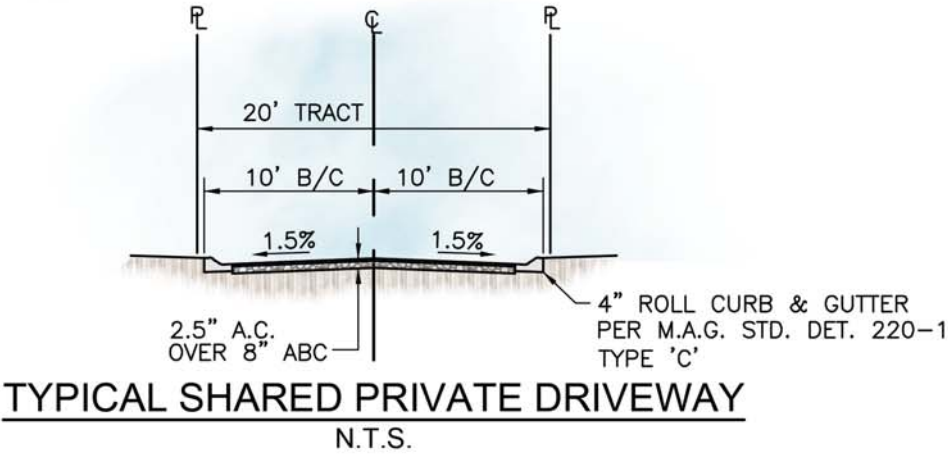
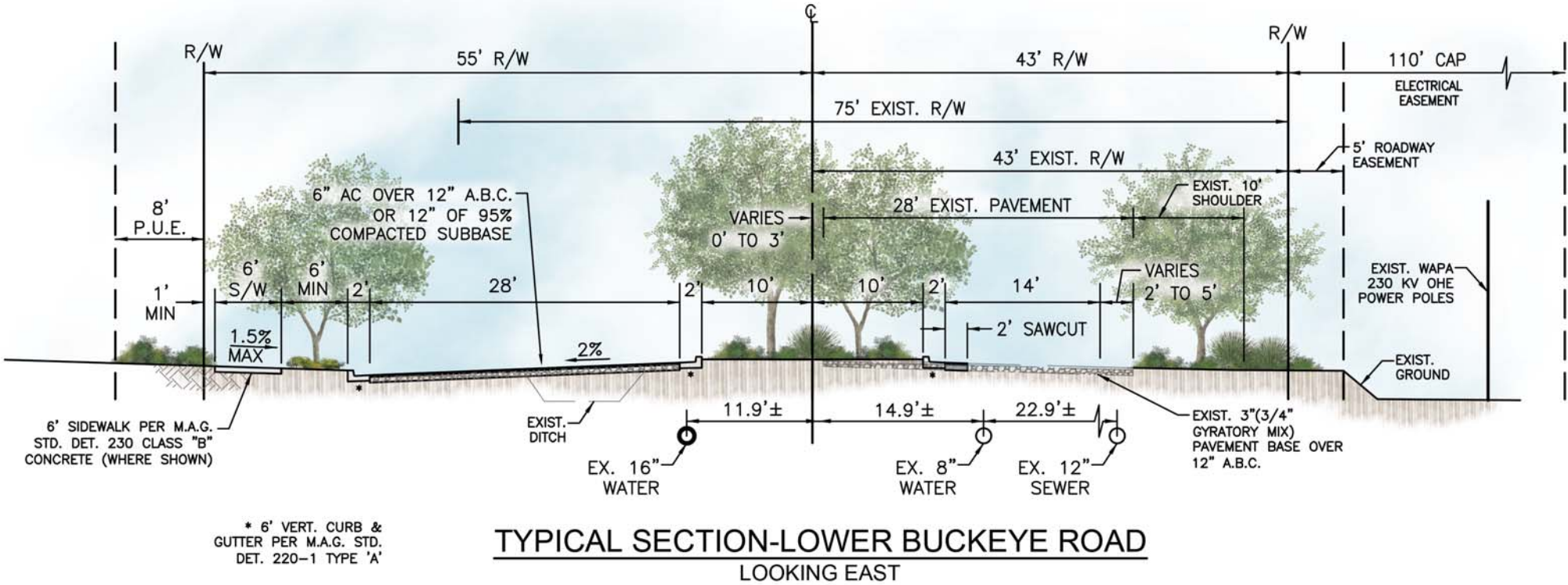
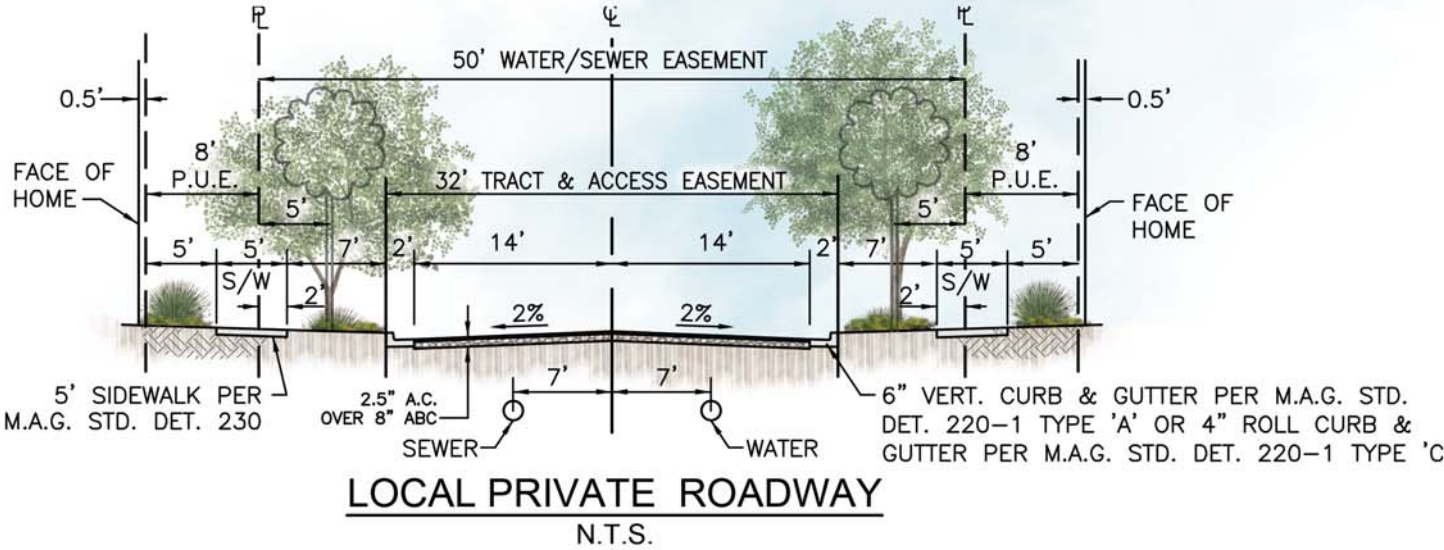
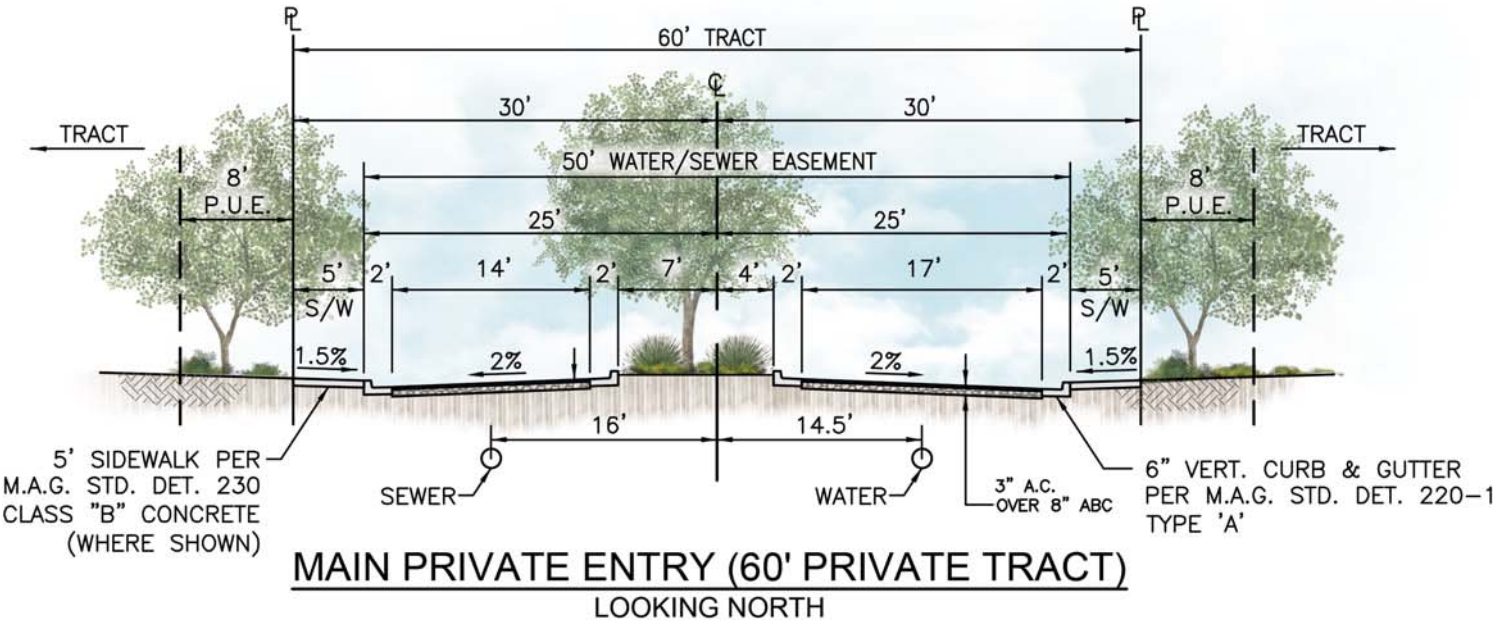
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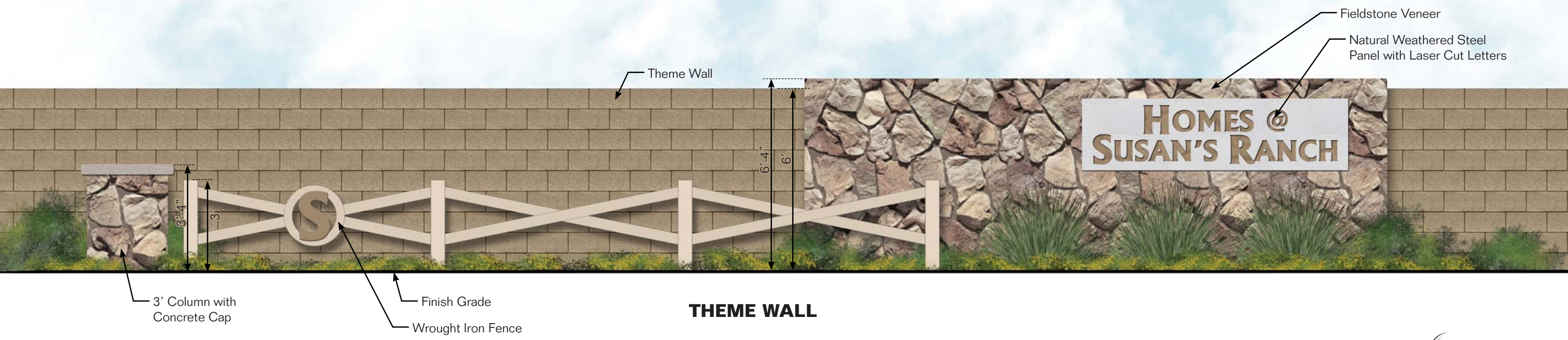
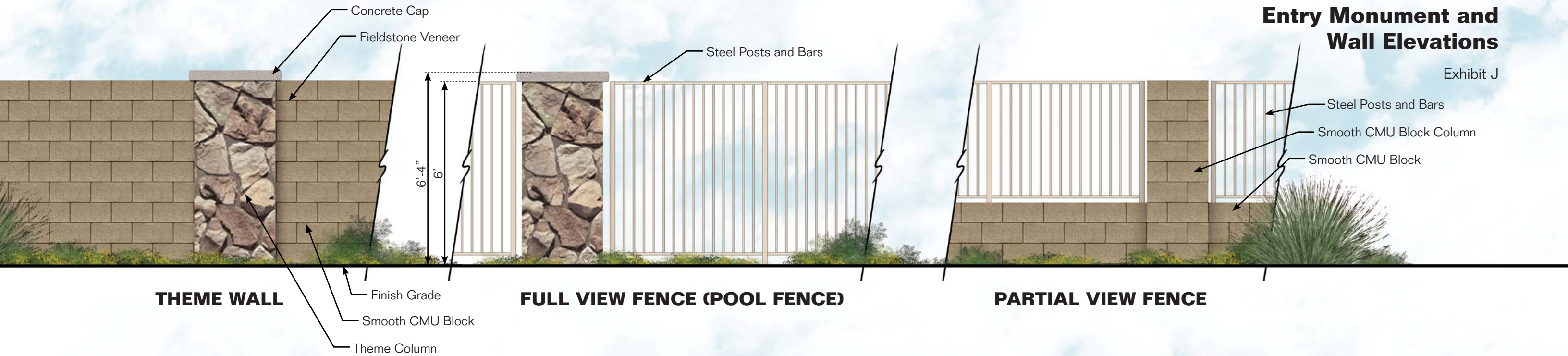
HOMES @ SUSAN'S RANCH

Street Cross Sections

Exhibit I



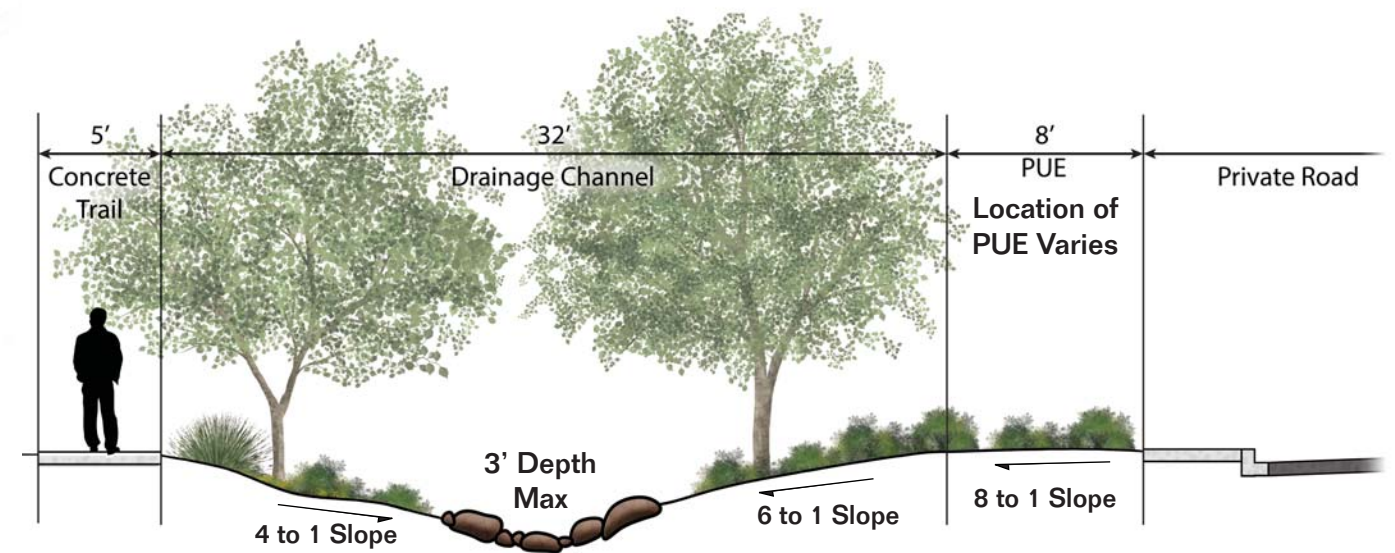
HOMES @ SUSAN'S RANCH



HOMES @ SUSAN'S RANCH

Wash Detail & Section

Exhibit K

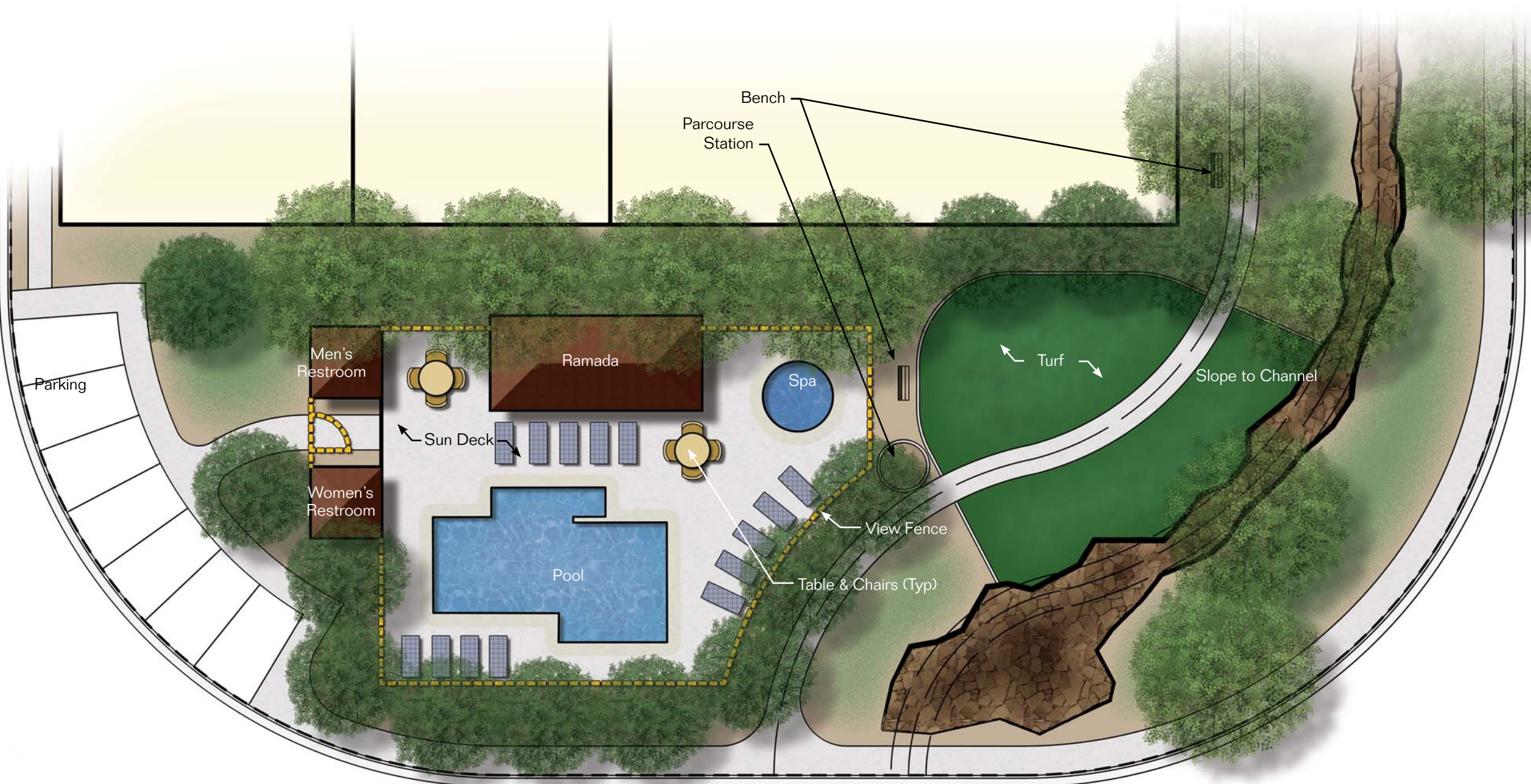


HOMES @ SUSAN'S RANCH

Pool Plan Detail
Exhibit L

S 249TH DRIVE

W RIO VISTA LANE

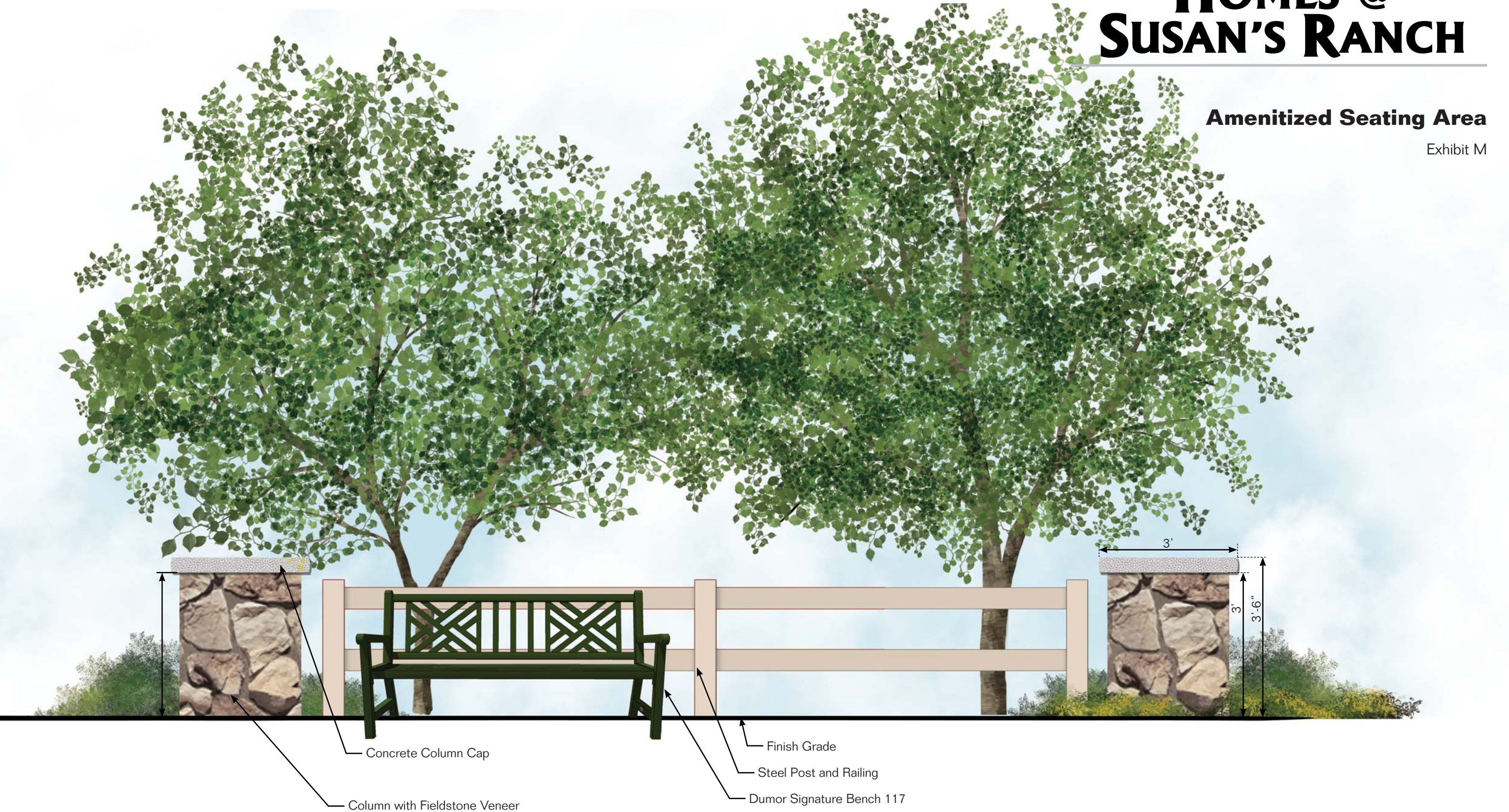


W PRIMROSE LANE

HOMES @ SUSAN'S RANCH

Amenitized Seating Area

Exhibit M



HOMES @ SUSAN'S RANCH

Architectural Elevations

Exhibit N.1



Artists Rendering. Actual Design will
be finalized with the Builder

HOMES @ SUSAN'S RANCH

Architectural Elevations

Exhibit N.2



Artists Rendering. Actual Design will
be finalized with the Builder

HOMES @ SUSAN'S RANCH

Architectural Elevations

Exhibit N.3



Artists Rendering. Actual Design will
be finalized with the Builder

Homes at Susan's Ranch Planned Area Development

Citizen Participation Plan

(Rezone MR district to SF-3 district with a PAD overlay)

related to approximately 22.8 net acres located east of the northeast corner of Miller Road and Lower Buckeye Road in Buckeye, Arizona



2nd Submittal

Application #: **PLZZ-20-00011**

PLZZ-20-00011

Date Revised / Submitted: **March 10, 2021**

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MAR 11 2021

CITY OF BUCKEYE by:
WD

INTRODUCTION:

This Citizen Participation Plan is included in conjunction with an application to rezone approximately 22.8 net acres (~23.8 gross acres), located approximately 920-feet east of the northeast corner of Miller Road and Lower Buckeye Road in the City of Buckeye (the “Site”), from MR (Mixed Residential) District to SF-3 (Single-Family Residential – 3,000 square foot minimum lot size) District, with a Planned Area Development overlay, in order to develop a 144-lot single-family detached residential subdivision.

This is an update to the initial Citizen Participation Plan, reflecting all outreach activities that have occurred to-date.

The preliminary name of this proposed development is “Homes at Susan’s Ranch”.

STAKEHOLDERS & PARTIES AFFECTED BY APPLICATION:

Those stakeholders and parties most likely to be affected by the request for a Zone Change include the following:

- All property owners within 300’ of the subject site (500’ if requested by the City of Buckeye as site is larger than 20 acres)
- Neighborhood and property associations/groups within the vicinity of the subject site (and/or having an interest in the area of the subject site) – as identified by the City of Buckeye staff
- Any other interested person(s) or party as identified by City of Buckeye staff

NEIGHBORHOOD MEETING:

A Neighborhood Meeting was held (virtual / online, due to the ongoing pandemic) on Thursday, October 22nd, 2020, from 6:00 p.m. to 7:00 p.m., as hosted by the Project Team.

Notice was sent to on October 7th, 2020, to all property owners within 300-feet (no additional parties were noticed). The notice for the neighborhood meeting included information regarding the description of the proposed zone change, and the name and contact information of the applicant. A map of the this notification area and a copy of the notification letter and referenced exhibits are attached to this updated Citizen Participation Plan.

In attendance at the Neighborhood Meeting was only one neighbor (Tim and Susan Ward, who reside in the County island subdivision adjacent to the north). Their primary, and

really only, concern was in regard to possible drainage issues and any possible “ponding” that might occur due to our development. Follow-up measures are noted below.

The only other non-Project Team attendee was Andrea Marquez with the City of Buckeye Planning Department.

Father Billie Kosco, with the adjacent Saint Henry’s Catholic Church, expressed his support of the project but was unable to attend the neighborhood meeting.

FOLLOW-UP & ONGOING OUTREACH MEASURES:

As a follow-up to the neighborhood meeting, an in-person meeting was held on October 27th, 2020, at the offices of CVL Consultants in Phoenix, with Tim and Susan Ward who had participated in the neighborhood meeting, as well as two (2) additional neighbors, Mike and Joyce (Gross) Hoover, who represent one household and also reside in the in the County island subdivision adjacent to the north. Social-distancing and masking measures were utilized, due to the ongoing pandemic. The reason for holding the meeting at CVL was to be best-able to demonstrate and respond to drainage concerns.

It’s fair to say that the Hoover’s appeared to understand how drainage was being handled, while the Ward’s did not.

Nonetheless, we continue to keep both parties informed as to the status of the project and design changes to attempt to address their concerns. Any significant issues will be brought to the City’s attention.

One of the major design changes to occur due to the drainage concerns was to increase the width of the drainage channel and buffer along the development’s northern boundary (adjacent to the County island subdivision to the north) to that now varies between 18-feet and 46-feet in width.

In addition, both prior to the initial submittal and the above-noted neighborhood meeting, and since both and ongoing through the development of the Site and even afterwards, we continue to maintain regular dialogue with the adjacent Saint Henry’s Catholic Church, led by Father Billie Kosco. Saint Henry’s has a parishioner membership of 2,400 Buckeye residents.

All members of the church and their congregation have expressed their support of the Homes at Susan’s Ranch development.

As necessary, a follow-up neighborhood meeting and/or meetings with individuals / small groups may occur. Details of these meetings, including notes and attendance lists, where applicable, will be provided to City of Buckeye staff.

NOTICE PRIOR TO FIRST PUBLIC HEARING:

Once the applicant has been notified of the hearing date(s) before the Planning & Zoning Commission and City Council, the following will occur at least 15 days prior to the first public hearing:

- A final Citizen Participation Report detailing all outreach efforts will be submitted to the City of Buckeye
- The site will be posted in accordance with City of Buckeye requirements
- As required by the City of Buckeye, mailed notice will be sent to all property owners, and any interested persons/neighborhood groups, as identified by the City of Buckeye
- Published notice will be completed in accordance with City of Buckeye requirements

RESPONSE PROCEDURES:

Throughout the rezoning process, should any additional comments be received on this application, the applicant will meet with and work with any groups, interested parties, and/or individuals to discuss the proposed development and to work to mitigate any concerns. Meetings with any interested party, group, or individual will – to the extent possible – be scheduled at a date, time and location (and method) as requested by the interested party.

Details regarding any of these meetings and/or discussions, such as meeting notes or summaries of responses, will be provided to the City of Buckeye Planning Department.

Additionally, the applicant will work closely with the City of Buckeye Planning Department to ensure that the proposed development is in conformance with their requirements.

From these meetings and discussions, as well as any other comments provided by other interested parties and/or City of Buckeye, the related zoning request will be amended to the extent possible to address any comments/concerns that are made.

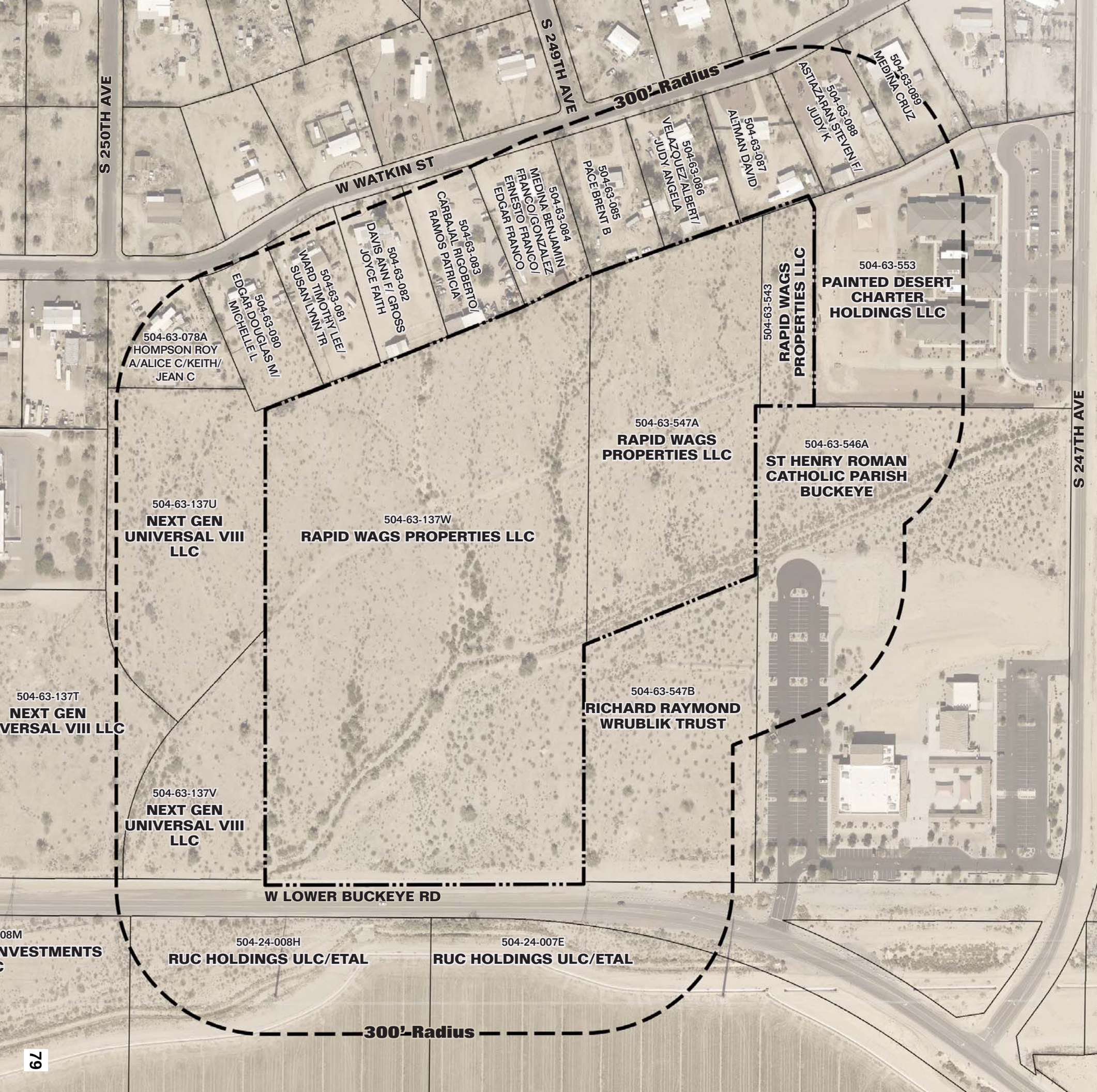
STATUS PROCEDURE:

The applicant recognizes that it is to our benefit to keep City of Buckeye Planning Department staff apprised of the notification efforts that occur and any responses received by any interested party. Therefore, the applicant, in addition to the Citizen Participation Results Report noted above, will keep staff apprised of meetings and discussions through periodic correspondence, including meeting notes, summaries of responses, letters and/or e-mails, as well as phone calls. Additional notices of status changes will occur as necessary and/or requested by City of Buckeye.

HOMES @ SUSAN'S RANCH

Adjacent Property Ownership Map

Exhibit 1



October 7, 2020

RE: Notice of Project and Neighborhood Meeting related to the proposed "Homes at Susan's Ranch" 144-lot single-family detached residential subdivision located E/NEC Miller & Lower Buckeye Roads; City of Buckeye Case #PLZZ-20-00011

Dear Neighbor:

The purpose of this letter is to inform you we have submitted an application to the City of Buckeye to rezone (from MR to SF-3 PAD) approximately 22.8 net acres located approximately 920-feet east of the northeast corner of Miller Road and Lower Buckeye Road in the City of Buckeye, Arizona. The proposed rezoning is to allow for the development of a 144-lot single-family detached residential subdivision tentatively known as "Homes at Susan's Ranch". The City of Buckeye case number for this application is PLZZ-20-00011. An application for the related Preliminary Plat has also recently been submitted to the City of Buckeye.

A copy of the site plan is included on the backside of this letter.

We are scheduling a Neighborhood "Meeting" for you to learn more about the project and to provide any comments or ask any questions. This is scheduled as follows:

The date and time for the Neighborhood Meeting is **Thursday, October 22nd, 2020, from 6:00 p.m. to 7:00 p.m.**

Due to the ongoing COVID-19 / Coronavirus pandemic, the Neighborhood Meeting will be held virtually (online), and is accessible as follows:

- From your computer, tablet or smartphone:
<https://global.gotomeeting.com/join/445538493>
- You can also dial in using your phone:
(For supported devices, tap a one-touch number below to join instantly.)

United States: +1 (786) 535-3211

One-touch: <tel:+17865353211,,445538493#>

The Access Code is: 445-538-493

If you are unable to participate in the virtual/online Neighborhood Meeting and/or have questions regarding this proposal, please feel free to contact me at 602-550-7004, or via email at greg.loper@hotmail.com. You can also contact the Planner at the City of Buckeye, Andrea Marquez, who can be reached via email at amarquez@buckeyeaz.gov.

In the meantime, I would be happy to answer any questions or address any comments you may have regarding this proposal.

Sincerely,



Greg Loper

Attachments: Site Plan (on backside of this letter)

HOMES @ SUSAN'S RANCH

Overall Site Plan

Exhibit G

Site Data Table		
Homes at Susan's Ranch		
Project Land Parcels	504-63-137W, 504-63-547A, 504-63-543	A.P.N. #'s
Site Acreage (net)	22.80	Ac.
Typical Lot Size	Varies	
Minimum Lot Size	3111.50	S.F.
Open Space Area	5.98	Ac.
Open Space Percentage	26.23	%
Lot Count	144	Lots
Density	6.32	DU/Ac.

Lot Setback Table		
Homes at Susan's Ranch		
Front (livable)	5'	*
Front (garage)	18'	*
Side (minimum)	3'	*
Side (combined)	10'	*
Rear (livable)	10'	*
Rear (patio)	5'	*
Building separation (minimum)	8'	*
Lot Coverage	59%	*

Note:

* 10% of lots are permitted up to a 30% increase / decrease in any two (2) of the standards noted above, to allow for flexibility in site planning and field conditions.



W LOWER BUCKEYE RD

SUSAN'S RANCH RD

W PRIMROSE LN

S 249TH DR

MAGNOLIA ST

W RIO VISTA LN

S 248TH DR

S 247TH AVE

Andrea Marquez

From: Josh Ford
Sent: Tuesday, October 13, 2020 5:36 PM
To: Timothy
Cc: Paul Lopez; Andrea Marquez; Chris Lindahl; Curt Johnson
Subject: RE: Water Run off on case #PLZZ-20-00011

Hi Tim,

There is a development coming in west of the church off of Lower Buckeye Road. The development is called Susan's Ranch. It is in for review early on in the process with the City.

At this point my suggestion is to communicate with Chris Lindahl at the Company CVL who is the company doing the engineering/planning for the project. He would be able to give you more information regarding the project and the approach they are taking to address drainage concerns. His contact information is below.

Chris Lindahl, RLA

Project Planner

direct: 602.285.4710 mobile: 480.620.5577

COE & VAN LOO CONSULTANTS, INC. RANKING AZ #1

4550 N. 12th Street • Phoenix, Arizona • 85014

www.cvlci.com • clindahl@cvlci.com

Thank you,

Josh Ford, P.E.
Project Engineer
Engineering

City of Buckeye

530 E Monroe

Buckeye, Arizona 85326

Phone: 623-349-6263

Email: joshford@buckeyeaz.gov Web: www.buckeyeaz.gov

Monday thru Thursday 7am to 6pm CLOSED FRIDAYS

From: Timothy <tolo1955@live.com>
Sent: Tuesday, October 13, 2020 3:31 PM
To: Josh Ford <joshford@buckeyeaz.gov>
Cc: Paul Lopez <plopez@buckeyeaz.gov>
Subject: Water Run off on case #PLZZ-20-00011

[**NOTICE:** This message originated outside of the City of Buckeye -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Josh/Paul

Received notice of new development behind our property - west of St. Henry's Church. Would like details on what is going to be done with the run off from the new residents. How are you going to deal with the natural wash that runs through the parcel and the new residents that you are putting in. It has been brought to my

attention that you cannot divert or block a natural wash or arroya. Would like to see details on how this is going to be accomplished and not virtually or over the internet.

Please contact me at 623-308-6701 or can we meet in person.

Tim Ward

